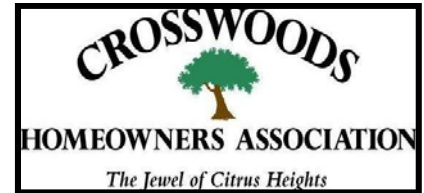


CROSSWOODS REPORTER

August 2011 Issue



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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

It's hard to believe that the year is half over! Our crews continue to be hard at work on numerous projects. Work is progressing on the building rehab/painting program. The facilities crew is currently working on Navarro and expects to complete that Court, the remainder of Monteverde, and San Altos Circle by the end of the painting season, weather permitting. *Continued on Pg. 2>>*

National Night Out

Mark your calendars, August 2nd, 2011 @ 7PM

Come join your neighbors at SAN ALTOS CIRCLE, in an awareness meeting! See the attached flyer for details.

2011 Annual Meeting

The annual meeting of the Crosswoods Homeowner Association has been scheduled for Thursday, November 17. Look for further information on time and location in the coming months. If you are interested in serving on the Board of Directors or know someone who is, please contact the office. We need dedicated volunteers if we want to remain "The Jewel of Citrus Heights" in the future.

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DIAL 9-1-1 or Non-Emergency Dispatch?

Neighborhood Watch Chair—Gordon Wolfe

While attending neighborhood watch meetings I'm often asked the question "When should we use the police department's non-emergency dispatch number?" Before answering this question, let's review when a person should dial:



9-1-1.

If you have an emergency or need to report a crime in progress, dial 9-1-1. Here are some examples:

- ◆ Immediate threat to life (e.g. someone is trying to break into your home)
- ◆ To prevent a serious injury (e.g. a street confrontation is escalating into a fight)
- ◆ Immediate threat to property (e.g. a burglar is breaking into your neighbor's house)
- ◆ Medical and fire emergencies (e.g. a spouse collapses; a fire breaks out in a home)
- ◆ Traffic collisions (e.g. significant damage to vehicles; possible injuries)
- ◆ Other (e.g. cries for help; witness to a robbery in progress; loud gun shots in the night)

Now let's compare the list above to the list of occasions when you should use the non-emergency dispatch number, 727-5500, or the police department's online reporting system located at www.citrusheightspd.net.

- ◆ A crime that occurred several hours before you discover it. (e.g. thieves break into your car overnight and steal your stereo)
- ◆ Suspicious activity (e.g. a solicitor asks odd questions about you or your neighbors)
- ◆ To report graffiti on private and public property
- ◆ Code enforcement (e.g. junk and debris in the neighborhood)
- ◆ To report a traffic concern (e.g. chronic speeders and reckless drivers)
- ◆ A vehicle problem (e.g. junk, stolen, and abandoned vehicles)
- ◆ Juvenile problem (e.g. truancy, graffiti, and trespassing)

If you suspect illegal drug activity, please report it by calling the Narcotics Tip Line, 727-5523. If you have information about a crime, please report it using the Crime Tip Line, 727-5524. You can file a report online as well. In both instances, you can remain anonymous if you desire.

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

By: Alan Leach, Board President

The landscape crew has completed the sixth water conservation area identified by CalAm and the Association. It appears that CalAm will not be funding any more water conservation projects for the time being. The Association has made great strides in significantly reducing our water usage overall, but there is still room for significant reduction in some areas of Crosswoods. Kudos to both crews, GM Paul Schorno, and the office staff for the excellent work they are doing. In my opinion, Crosswoods is looking better than it has for many years.

Another unauthorized estate sale was conducted recently. The Board voted to levy a large fine on the estate. A new schedule of fines is being developed that will substantially increase fines for CC&R violations to better discourage such violations. The new fine schedule will be made available to homeowners for comment before the Board adopts it.

Finally, we extend our condolences to the family of Janet Vail, who recently passed away. Janet was a long time Crosswoods resident who was very active on several Association committees, including serving over 25 years on the F&I Committee. Janet was very dedicated to our community.

DESIGNATED BREAK PERIODS

The office sometimes receives calls concerning members of our crews not working or talking on cell phones. All employers are required to give employees two breaks a day, one in the morning and another in the afternoon. Crosswoods crews take their breaks from 9:15-9:30 in the morning and again at 1:45-2:00 in the afternoon. If you see crew members relaxing or talking during those times, they are simply taking their mandated break time. We appreciate your recognition of their break periods.

General Manager's Report

By: Paul Schorno, CMCA

The current budget year is half over which signifies the commencement of formulating a budget for next year. As most of you may recall, this current year's budget resulted in a \$21 per month increase in homeowner fees over 2010 with contribution to the Reserve Fund constituting the segment with the largest increase (\$15) over the prior year. This increase in Reserve contribution was due primarily to the addition of funding for siding replacement and painting that in prior years, was accomplished at a much lesser scale as well as paid out of the Operating budget.

With the current year half over, we are projecting to conclude the year within budget and in the process, provide a level of service that, at the very least, meets with your satisfaction. Of course improvements are in order and will be strived for but we are making some inroads in both improving the landscape as well as making the vital building repairs. By the end of the calendar year, dry rot and deck repairs will be completed on the exteriors of Monteverde, Navarro and San Altos homes, weather permitting, using Reserves to fund the material expenses while labor is paid out of the Operating budget. As for landscaping, the new program of having each of 6 geographic areas within Crosswoods being maintained by one sole landscaper is bearing some positive results in bed maintenance, lawn enhancements and routine shrub pruning. And thanks to the incentives provided by the water company, most notably in financing the expenses for the materials that were used in the process, close to 30,000 square feet of lawn area was converted to aesthetically pleasing landscaped water conservation areas which will result in water savings that by year-end. This will hopefully mean cost savings in irrigation water. All in all, this was all accomplished within the parameters of the spending plan as reflected in the 2011 budget.

With respect to formulating a budget for 2012, the Finance and Insurance Committee and the Board of Directors will begin a series of weekly budget workshops beginning on August 10th which may extend through the month of September if needed. For the upcoming budget, every attempt will be made to find savings without compromising the current level of service or undermining the repair and replacement programs which if delayed to any great extent, will undoubtedly cost more to repair or replace in the future as well as possibly adversely impact the value of your Crosswoods' investment.

5 Important Reasons to Clean up Pet Waste

Dealing with pet waste is one of those topics that every pet owner must deal with, but no one likes to deal with. Pet waste is the greatest source of potential health risk for your pet and your family. In addition to a potential fine from the HOA, the following are reasons that should make this chore easier to perform:

1. **Disease Control**—There are very common diseases that can be transmitted through feces. Your pet could contract a disease with exposure to infected feces.
2. **Make your area more attractive**— No one likes to walk through an area inundated with pet feces, especially maintenance employees. Ultimately it becomes the biggest waste of time and financial investment if constant clean up is needed and money continues to be poured into improving those areas.
3. **Fly Control**— Flies will consume and lay eggs in feces. Those are the same flies that occasionally find their way into your home and spread disease as they pause on your counter tops or even food.
4. **Prevent Stool Eating**— Some owners believe this doesn't apply to their pet, however it is not uncommon for Dogs to engage in this unsavory practice at some point in their lives. Prevent this indiscretion from becoming a life-long habit and clean up as soon as possible.
5. **Responsible Pet Ownership**— Your responsibility to clean up after your pet does not end around your home. There are probably fewer things that aggravate your neighbors more than a dog that "goes" in their yard. Pet owners need to clean up after their pets, every time, no exceptions. Don't make your responsibility, someone else's.

WHETHER SOMEONE IS LOOKING OR NOT, CLEAN UP!

MEET YOUR NEIGHBORS

Remember that **Thursday, September 8**, is the annual Meet Your Neighbors gathering. This is an opportunity to meet new residents of our community and to catch up with "old" friends and neighbors. The event will be held at the **Main Pool Area** again this year. The fun begins at **6:00PM**. Bring a dish to share and a chair. Iced tea and lemonade will be provided, but feel free to bring your favorite beverage if you choose. (No glass is allowed in the pool area, so plan accordingly.) We look forward to seeing many of you there.

KNOW YOUR CC&Rs

Recently, we have observed work being performed without prior approval or authorization from the office. Please be advised that according to Article 4 of the Rules & Regulation and Article 4.6 of the Second Restated CC&Rs :

- 4.1 Construction, permanent installation, modification, or alteration of buildings, outdoor structures, fences, awnings, exterior shades, outdoor lighting, and all other exterior improvements are subject to approval by the Architectural Control Committee and the Board.
- 4.2 Owners must submit an application before any exterior changes can be made. Applications are included in the Resource section of these rules. They are also available in the office and may be downloaded from the Crosswoods website, www.Crosswoodshoa.com.
- 4.3 The office maintains a list of projects which have been pre-approved by the ACC. These projects also require a written application.
- 4.4 Some changes require a building permit, which the Homeowner must obtain from the City of Citrus Heights before beginning construction.

Failure to obtain the proper approval for your work may result in an enforcement fine.

WORK ORDER UPDATE

Landscape: At the beginning of June, there were **53** outstanding work orders. During the month of June, **11** new work orders were generated. **16** work orders were completed throughout the month leaving **48** work orders outstanding for the Landscaping crew as of 06/30/11. The following is a break-down of the remaining 57 work orders for Landscape:

Landscape Renovation/Applications: 26
Lawns care: 3
Shrub/Plant care: 3
Drainage Issues: 1
Tree /Stump Care: 4
Irrigation: 11

Facilities: At the beginning of June there were **22** open work orders. **27** new work orders were generated during the month. **25** work orders were completed leaving **24** outstanding work orders for the facilities crew as of 06/30/11. The following is a break-down of the remaining 24 work orders for Facilities:

Concrete/ Courtyard Repairs: 4
Deck, Ramada, Siding & Wood Sealing/ Repairs (Minor): 8
Deck, Ramada, Siding & Wood Sealing/ Repairs (Major): 5
Gutter Cleaning/Repairs: 3
Inspection Reports: 4
Paint: 0

Proposed Fine Schedule Amendment

To enhance deterrence against infractions of the Crosswoods HOA Rules and Regulations the following amendment of the Fine policy was reviewed and proposed by the Board of Directors during their regular meeting on July 20th, 2011.

The Board of Directors has established the following fines as maximum:

Parking	\$25.00/day (subject to towing on 4 th day)
Pool	\$50.00
Animals	\$50.00
Signs	\$50.00 per sign/ day
RV Lot	\$50.00
Estate Sales	\$500.00 / day

Other CC&R or rule violations (Garbage Cans; etc.) : \$50.00

Architectural Alteration Violations:

1 st Violation	\$100.00
2 nd Violation in a 12 mo. Period:	\$250.00

Landscape Alteration Violations:

1 st Violation	\$100.00
2 nd Violation	\$250.00

In accordance with the Davis Stirling Statute, before the proposed policy is adopted, you have the opportunity to review and provide comment to the Board of Directors, either in person at the September 28th, 2011 Board Meeting at a designated time or in writing by September 23rd, 2011. Please email Paul Schorno at:

Paulschorno@Crosswoodshoa.com with any questions.

Board Meeting Update

A Regular Board meeting was held on June 22nd & July 20th. Some of the actions were as follows:

- ◆ Approved revised fine schedule.
- ◆ Approved Flat Roof Contracts : 5712-11 thru 5733-11, work to be performed by Summit Roofing.
- ◆ Approved Roofing Maintenance Contract, designed to extend lifespan of 13 flat roofs.
- ◆ Approved Sewer line repairs at 6409 Ebano
- ◆ Approved Water line repairs at 6903 San Angelo
- ◆ Approved Intent to Rent Applications: 2011-01 & 2011-02.

Crosswoods Community



Tuesday Evening, August 2, 2011

7-8 PM @ San Altos Circle

Please join your Neighborhood Watch leadership team for National Night Out, Tuesday, August 2. We will be serving snacks and refreshments. So, bring your family. Children are welcome!

What is National Night Out?

It is America's Night Out against Crime!

This annual event is designed to enhance crime and drug prevention awareness, to encourage everyone to meet their neighbors, and to strengthen our partnership with the Citrus Heights Police Department. A police representative will be speaking and answering questions about Neighborhood Watch and how we can better strengthen our police-community partnership.

Please support your Neighborhood Watch program by attending this unique event at Crosswoods' own park-like setting located at San Altos Circle. Bring your *lawn chair* or *blanket*.