

# CROSSWOODS REPORTER

December 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

## 2011 Annual Meeting & Election Results

By: Leslie Lake, Board Secretary

80 homeowners attended the CHOA Annual Meeting held on November 17 at the Citrus Heights Community Center. A quorum was established with 218 valid ballots cast. Homeowners reelected Jim Bryson and Naomi Hauge to three years terms and Paul Ogden to a two year term. The 2011 Federal Tax Resolution was passed 200 – 3, with 15 abstentions.

Board President Alan Leach presented his report, which highlighted some of the accomplishments for the year. These included operating within the parameters of the 2011 budget, continuing to build reserves while also doing necessary roof replacements, driveway repairs, water main and sewer line repairs, and siding rehab and replacement. Seven lawn areas were converted to water conservation landscape under a grant from California American Water Company, which also provided a grant to acquire a satellite irrigation system to further conserve water.

General Manager Paul Schorno followed up with detailed information concerning siding replacement. He also described the change in Landscape personnel deployment, whereby each Landscape staff member is responsible for all tasks in one specific area. Mr. Schorno also stated that we will continue to promote greater water savings through monitoring of irrigation and converting more lawn areas to water conservation landscaping.

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## President's Message



On behalf of Crosswoods Board of Directors, I would like to wish all Crosswoods Residents Happy Holidays and a Happy New Year. We especially extend our sincerest appreciation to our employees for their hard work and dedication to Crosswoods this year. It has been a productive year and we will see you in 2012!

*Alan Leach*, Board President

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# Personal Safety

Neighborhood Watch Chair – Gordon Wolfe



When it comes to Neighborhood Watch, we often think of protecting one's home and personal property. But, what about one's personal safety? More specifically, are you adequately prepared for the long dark nights of winter when you are out and about? Below are four questions about personal safety. Take the test and see how you score concerning your own personal safety.

Do you take a trusted friend when you go for a stroll in the evening?

Do you carry a cell phone with you, and are you prepared to dial 9-1-1 if necessary?

Do you let someone know where you are going and when you will be back?

Are you keenly aware of your surroundings and persons around you?

If you answered "yes" to all four questions then you are less likely to be a crime victim than a person who does not follow these practices. If you answered "no" to one or more of these questions, this would be a good time to assess the adequacy of your personal safety practices.

Another way of increasing your personal safety and cutting crime in our neighborhood is to turn on exterior lighting at sunset and leave it on until sunrise. The Citrus Heights Police recommends that residents use exterior lights to discourage crime. There are several low energy alternatives that are quite affordable. That being said, any new or additional lighting needs to be approved by the Association before installation.

On another note, please make sure your garage door is closed when your garage is unattended. In the past several months burglars have entered 3 unattended garages in Crosswoods and have stolen personal items from the owners; the latest occurring earlier this month.

## Certificate of Insurance

The Association Master Policy renewed on November, 15, 2011. Your lender may require a copy be sent to them in order to avoid additional charges. A copy was distributed with your 2012 Budget and is available for pick up in the office or download on the website. If you have any questions, please contact the office: 916-723-3120

# PAINT CYCLE 2012



The 2011 paint cycle is concluding, with only a few homes remaining in this year's program. If your home is on the 2012 program, you will receive a notice one week prior to the work commencing.

Owners are responsible for moving furniture off and on to decks and courtyard areas and the Association is NOT responsible for damage to personal belongings during the paint process. The removal and replacement of heavy and excessive items will be subject to additional labor charges if there is a need for our staff to lift heavy items (over 50lbs).

The crews will work in your area from 7:30am to 3:30pm. Company vehicles are authorized to park in guest parking where available. We will be hooking up to your electrical outlets and water lines ONLY to perform necessary work on your unit.

We appreciate your patience during this process, as a significant amount of time will be required to complete the necessary work.

The following units are scheduled for building maintenance and painting:

- Crosswoods: 6470-6520 and All units on:
- Calexico, El Porto, Montez, & El Cabo

## BIRD FEEDERS



Remember that as of November 1, all bird feeders must be removed in order to encourage the turkeys to forage for their own food rather than relying on bird feeders and the seeds scattered by them. Last year the Board of Directors passed a resolution requiring that all feeders be taken down between November 1 and April 1. Any feeders left out will be taken down by Crosswoods staff. Your cooperation is appreciated.

# General Manager's Report

By: Paul Schorno

As the year winds down, the programs which were instituted to improve and sustain healthy buildings and grounds are being evaluated and while strides have been made, there is more to accomplish during the next year.

The current aggressive Dry Rot/Siding Replacement Program was begun in earnest during 2010, and since dry rot on building exteriors is so widespread throughout the community, we approach the repairs systematically by area. In so doing, the dry rot/siding replacement schedule follows the path of the current exterior painting cycle. However, when time permits and as requested by work order, spot dry rot repairs will be made outside of the programmed area. But in these cases, there may be a delay in making the repairs as priority will be given to the buildings within the scheduled area. So far over the past 2 years, dry-rot treatment has been completed on most of Monteverde, all of Toluca and all of Ebano. Repair of the San Altos buildings which will conclude this year's program, is currently underway.

Beginning early next year, the Dry Rot Repair/Siding Replacement cycle begins anew at 6520 Crosswoods Circle and will continue south onto Calexico, El Porto, Montez, and finish on El Cabo. In 2012, a total of 64 homes will have been repaired and repainted by the end of the year.

With the other aspect of Crosswoods' maintenance, Landscaping, some important changes were also introduced. Rather than work in groups, the landscape staff members over this past year worked solo within defined areas. We have found greater productivity in deploying landscape workers to individual areas, where each worker assumes responsibility for the entire gamut of landscaping tasks in that region. This program of deployment facilitates our ability to measure productivity, as well as the quality of work. Also, in theory, one landscaper spending time within just one region, assumes greater awareness of what needs to be done and will get it done without you, the homeowner, having to file a work order. At least, that's the goal. >> Continued on Page 4.>>

## CHECK BEFORE YOU BURN

From: Sacramento Metropolitan Air Quality Management District.

November 1, marks the start of the Sacramento Metropolitan Quality Management District's 5th **Check Before You Burn** season. The AQMD prohibits or restricts wood burning in Sacramento County from November through February on days when air pollution levels are forecast to be on the rise. The law was enacted because wood burning is the leading source of particulate matter pollution in our area, and breathing it causes serious health effects.

We appreciate your continued efforts to improve air quality. Visit [www.SpareTheAir.com](http://www.SpareTheAir.com)

## NOTICE OF BOARD MEETING

The next board meeting is scheduled for:

Wednesday, December 7th, 2011

6PM Crosswoods Meeting Room

## REFUSE CONTAINER

A refuse bin will again be made available to Crosswoods residents at **SAN ALTOS CIRCLE**. Allied Waste will provide the bin from **December 2nd-6th**. Homeowners may dispose of unwanted items, except hazardous materials, dirt, concrete or rocks, batteries, or vehicle parts. A complete list 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.**

**Mark your 2012 Calendars: the Refuse Container will return on the following dates:**



**April 6-10, August 3-7 &  
December 7-11**

Caroling, Caroling, Caroling  
Thru Crosswoods  
**CHRISTMAS TIME IS COMING!**

Come join your Crosswoods neighbors and friends for an evening of caroling along our lighted paths and private streets.

We'll meet at  
TED AND BJ MIYASHIRO'S  
6305 MONTEVERDE LANE  
WEDNESDAY  
DEC. 21 - 6:30 P.M.

BRING A HOLIDAY DESSERT TO SHARE  
BEVERAGES WILL BE PROVIDED

R.S.V.P  
BJ 721-1606 or NAOMI 560-8879  
Dress warm -----Bring a flashlight

## 2011 Annual Meeting & Election Results

<<Continued from pg. 1

In reviewing the 2012 budget, Mr. Schorno pointed out that expenditures are similar to 2011 in most areas, though there are increases in the Facilities budget, due to the aggressive program of siding replacement, as well as significant increases in the reserve accounts. Because of savings in other areas, including Workers Compensation, the total dues increase for 2012 is \$11 per month.

Finance and Insurance Chair Stan Spalding then covered the reason for the increases to reserves. These include adding siding replacement and painting to the reserve categories. The Board voted to spread the \$30 increase to siding reserves over three years, so \$10 of the current dues increase is designated for that reserve category. Mr. Spalding also presented graphs depicting the growth of reserves over the next 40 years.

After a question and answer period, the meeting was adjourned.

## 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 date(s) in observance of the Holiday Season.

**Friday, December 23rd (closed at noon)**

**Monday, December 26th**

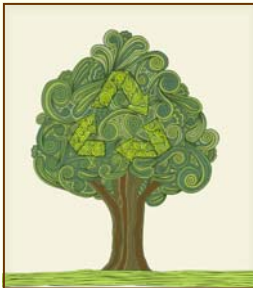
**Monday, January 2nd, 2012**

## RV Lot Vacancies

There are currently several vacancies in the RV lot for recreational vehicles, including boats with trailers. The rental fee for a space is JUST \$20 per month. Spaces in the RV Lot support up to 32 ft x 12ft vehicles, boats or trailers. A refundable deposit for the gate remote control is also required. To rent a space, stop by the office.

## LANDSCAPE COMMITTEE OPENING

BY: Chair, Bob Acrea



The Landscape Committee is accepting applications to fill a vacated position. The committee meets on the first Tuesday of every month. Members walk the grounds from 9a.m. to 12p.m. to review applications from homeowners. They then meet again from 4p.m. to 6p.m. to discuss

and make recommendations to the HOA Board for approval or denial. Please be aware that the position will often require walking the entire complex.

Periodically a subcommittee also meets to review guidelines or develop solutions to new issues for the submission to Committee and the Board. The Committee works hard to keep a balance between the overall appearance of the landscape and budget of the Association.

If you are interested in reviewing the mission and duties of the committee in detail please check with Jaz in the HOA Office. She will accept your application and forward it to the Chair of the Landscape Committee for committee review and submission to the Board.

**GO GREEN!**  
**RECEIVE YOUR NEWSLETTER VIA E-MAIL!**  
SEND AN E-MAIL TO  
**CONTACT@CROSSWOODSHOA.COM**  
TO REQUEST YOUR NEWSLETTER VIA EMAIL.

## General Manager's Report <<Cont. from pg. 3

Finally, it was our hope that a friendly competition between staff members which would encourage increased productivity and enhanced quality of work that would reflect throughout the community.

For next year, more of the same is planned for Landscaping, with an emphasis on fine tuning the existing program. This past year, a concerted effort was made to improve landscape bed maintenance, but numerous beds were missed. Next year, bed maintenance will begin as a routine earlier in the season, with more scrutiny on production and quality of work. Also, lawn conditions will be monitored with greater detail, as well as resuming the reconfiguration of irrigation lines and heads where needed, promoting uniform and economic distribution of water. Finally, additional out-of-the way lawn areas will be identified as potential water conservation areas in an effort to promote water savings.

We're looking forward to next year but in the meantime, and on behalf of all the staff, I wish you all a happy and healthy holiday season.