

CROSSWOODS REPORTER

FEBRUARY 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 Acra

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 Cal-Am Water proposing a 40% rate increase over the next 3 years, our current water conservation project is essential. The project is well underway and already saving the Association a significant amount of money. Kudos to GM Paul Schorno, the Landscape Committee, Chair, Bob Acra and the Landscape crew for planning and working with Cal-Am Water to replace turf with water and labor saving shrubs and ground cover. I am personally very pleased with the aesthetics of the turf conversions.

The new reserve accounts created in the 2011 budget will allow the Association to fund the siding/dry-rot and other approved repairs this year. As you may recall, the 2010 Special Assessment was levied to fund such repairs.

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Rose & Plant Container Policy

In response to some confusion about roses and plant containers in the common areas, the Landscape Committee drafted two new policies which were adopted by the Board of Directors at the January meeting. The purpose of these policies is to clarify the requirements for roses and plant containers in the common areas and "ensure that there is a guideline for determining appropriate use" of plants and containers, and "that they compliment the unity of the Crosswoods common area." <<Continued on Page 5 >>

Happy Valentines Day and Presidents Day!

February is National Heart Awareness Month and Children's Dental Health Month!

So be good to your heart and your teeth!

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Community Volunteers

Crosswoods is fortunate to have residents who are united under one common purpose: to preserve the value and appearance of the homes and common area as an attractive, well-maintained, and financially sound residential community in which to own a home.

The following Committee members have dedicated their time to the Association and the Board recognizes and appreciates their ongoing efforts.

2010 Annual Meeting Results

by: Paul Schorno, General Manager

We appreciate the participation of Crosswoods homeowners in this year's Annual Membership Meeting and Election which was held on Thursday evening, November 18th. There were 3 topics on this year's ballot which included: (1) Revision of Crosswoods HOA Bylaw 5.3 for the purpose of balancing Directors' terms of office on the Board, (2) Electing one Director to fill the one open Board of Director position and (3) Resolution as required by the Internal Revenue Service (IRS) Ruling 70-604, to apply any excess membership income from the fiscal year ending December 31, 2010 against the subsequent tax year member assessments.

A total of two hundred and thirty-eight (238) ballots were received with none (0) of the ballots identified as being invalid. As a result, two hundred and thirty-two (238 ballots) were declared as valid.

Part I: **PASSED with an Absolute Majority in Favor.** There were two hundred and twenty-eight (228) votes in favor of the revision to the Bylaws and six (6) votes against the revision with four (4) abstentions.

Part II: **Alan Leach was re-elected to the Board of Directors receiving one hundred sixty-two (162) votes with Michael Blanda receiving sixty-nine (69) votes.** There was one (1) write-in vote.

Part III: **PASSED.** There were two hundred thirty-one (231) votes in favor of the IRS resolution and five (5) votes against with two (2) abstentions.

Architectural Control Committee: Chair- Bob Fisher, Tom Burki, Mary Fenner, Neil Pitts, Donna Ward and Wayne Wilcox

Finance & Insurance Committee: Chair- Stan Spalding, Bob Burbridge, Ken Lake, Clint Lowell, Treasurer-Paul Ogden, Mel Powell, Ron Retterer and Janet Vail

Landscape Committee: Chair- Bob Acrea, Michael Blanda, Jeanne Braafladt, Carolyn Brian, Dottie Eidam, Gail Scofield, Diane Spence, Donna Sturla and Sue Westphal

Pool Committee: Co-Chairs- Bill and Chris Swars, Betty Krokoski, Dodie Ogden, Betty Tosco, Howard Schumacher, Muhammed Yusuf,

RV Committee: Chair- Ken Lake, Jim Bryson, Jim Dyer, Naomi Hauge, Howard McGill, George Papatkakis, Corky Peek, Jim Scott, Bill Swars and Chris Swars.

Neighborhood Watch: Chair- Gordon Wolfe.
Street Coordinators- Carolyn Brian, Darlene Aylward, Donna Sturla, Judy Childress, Gail Scofield, Carolyn Blevins, Ted Swanson, Debbie Levon, Lyle Fagan, Myrna & Mel Powell, Marilyn Ditzen, Mary Lucas, Curt Monroe, Bob Mundell, Jeff Newbold, Lois Stevenson, Phyllis Sadro, Don Dillon, Benton & Alexis Clark, Phil Taylor, Ingrid Kay, BJ Miya-shiro, Barbara & Fred LaDeane, Dolores Gibby, Karen Maupin, Frieda Hall, Leslie Lake, Jeff Newbold, Suzy & Wayne Fenton, Tom & Linky Hamolka, Alan Leach and Clara Carmichael.

The Crosswoods Homeowners' Association 2010-2011

Board of Directors are:

Alan Leach, President

Bernida Childers, Vice President

Paul Ogden, Treasurer

Leslie Lake, Secretary

John Bain, Director

Jim Bryson, Director

Naomi Hauge, Director

General Managers Column

By: General Manager Paul Schorno

Over the past year, transforming the irrigation system throughout the community has been an ongoing priority. Up until last year, irrigation was not dispersed efficiently and this was reflected in our water bills. Since then, steps have been taken to overhaul the irrigation in all neighborhoods, bringing about as efficient system as possible and resulting in savings. To this end, the satellite water management system has been operating for the past year, and an irrigation technician has been in our employ to oversee that the system is operating properly and efficiently. Since last summer, individual neighborhood irrigation lines are being adjusted with irrigation tubing below ground being relocated, and sprinklers are being replaced to more appropriate spray heads. The goal is to achieve water distribution at the right times with the proper volume and uniformity thereby promoting healthy lawns and ornamental shrubs as well as minimizing water distribution to the native trees.



Above: Water Conservation Area at the Office which was completed early January 2010.

Related to irrigation, a few months ago, we became aware of an incentive program offered by California American Water which fits in with our overhaul plans and involves converting heavily irrigated lawns to minimally irrigated water conservation areas, replacing lawns which are green and regularly mowed with low water use plants and some form of permeable ground cover such as shredded mulch, wood chips, stone and decomposed granite. Adhering to water company guidelines, the conversion process



Above: Water Conservation Area at the Office along the path behind Montez Court, which was completed late January 2010.

requires pre-inspection and approval by Cal Am Water officials. To take advantage of the rebate incentive, the guidelines allow up to 5,000 square feet of lawn within each separately metered irrigation area to be converted. The Crosswoods community has 39 metered irrigation areas. The incentive also includes major modification of the irrigation system in the subject area, eliminating all above-ground spray heads and replacing them with subsurface bubblers or trickle irrigation devices. While Crosswoods assumes the initial expense for the material purchased in the conversion, Cal Am will provide full reimbursement up to \$5,000, provided the materials which are used pass the post inspection. However, the cost of labor in the conversion process is not reimbursable.

This past November, nine areas were preapproved by California American Water for conversion. As of the first week in February, the conversion of three areas were successfully completed and approved by Cal Am for reimbursement. These are located along the trail adjacent to the Crosswoods office and behind Montez Court. Another area along Crosswoods Circle opposite San Angelo Court is nearing completion. Other areas pre-approved are located on San Dimas, Vera Cruz and San Jacinto Courts.

Unfortunately, this Cal Am rebate opportunity is coming to a close and may not be available for many, if any, future conversions. Nevertheless, we will continue to consider those remaining, as well as other areas where distressed lawns can be converted maybe not to the scale as has occurred recently thanks to Cal Am rebates, but nonetheless, transformed to aesthetically pleasing natural areas. In the meantime if you haven't done so already, come see these converted areas.

Hassled By Your Lender?

Recently, the Association has been flooded with requests to provide evidence of insurance to mortgage lenders. Some lenders advise that failure to provide Evidence of Master Policy Coverage can result in the purchase of a policy on your behalf. You should check and be sure that you are not being overcharged.

Nevertheless, a copy of the evidence of insurance that your lender may be requesting

was mailed out in November 2010. Another copy can be obtained on the website or picked up in the office.

So that you are not bombarded with phone calls or letters in the future, the Office can Fax or email Evidence of Insurance to your lender for you, free of charge, if you would provide the following information: Name, Address, Lender Name and Fax or Email. If you provide this information to the office, all future Insurance updates will be sent to your lender upon renewal.

Membership & Mailing Lists

Homeowner associations are required by civil code to allow members to inspect and copy "Membership lists, including name, property address, and mailing address". A recent court ruling suggests that email addresses will be included in the information available to any Association member who requests a copy.

Any homeowner may opt out of the sharing of his or her information by notifying the association in writing that she or he does not want the above information shared. Some Association members have already notified the office that they do not want their names and addresses shared with other Association members. If you prefer **not** to have such information shared, fill out the form below and return it to the office.

President's Report <<Cont...

By: Alan Leach, Board President

The Facilities crew is doing an excellent job repairing and painting the homes scheduled to be completed in the 2010 and 2011 cycles. Both crews have significantly reduced their work order backlogs while staying on top of their regularly scheduled maintenance performed.

The James Hardie Roofing Company has selected Brazil Quality Roofing, Inc. to complete the remainder of the Hardie-Shake roof replacements in Crosswoods.

As a reminder, Crosswoods Residents cannot park in guest parking areas or on any street in Crosswoods except for Crosswoods Circle. Guests cannot park on any street except Crosswoods Circle. They should park in their host's driveway, in a guest parking space or on Crosswoods Circle. Also, please remember that the recycling carts placed by the bulletin board are for the use of those residents who live a long distance from Crosswoods Circle.

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: _____

ROSE & PLANT

CONTAINER POLICY By: Leslie Lake

<<Continued from Pg. 1>> The Rose Policy states that "Homeowner use of roses requires the review by the Landscape Committee and approval of the Board. . . . new plantings and the retention of existing roses will be determined based on: specific maintenance requirements, appropriateness of location, conflicts with building maintenance, and general appearance."

The Plant Container Policy also requires review of the Landscape Committee and Board approval.

"Container planting can be used to fill in areas near the house where shade prevents growth of original plants." Color and size of pots, as well as the number of pots is defined in the policy. Containers may not be placed directly on wood and must not be a safety hazard.

Both policies require homeowners to maintain what they have planted and provide for removal if plants aren't maintained properly. Both new and existing roses and plant containers will include a waiver acknowledging "the acceptance by the homeowner of the required care and maintenance." Complete copies of both policies are available in the office and on our web page.

Quick Skunk Tips

February marks the beginning of Skunk Breeding Season, which translates into a smelly period for Crosswoods. If you haven't experienced it yet, don't worry, the scent will soon be impossible to ignore. Although the creatures are adorable and cute, they unleash a scent that can be absolutely unbearable upon exposure. Apparently, just as you probably do, the skunks absolutely love living here at Crosswoods and they show no signs of leaving any time soon. In the meantime, we must make an effort to live through it.



Living in harmony with our furry friends can be a challenge, and all that one can really do, is take steps to keep them out from under your unit. Just as you would with keeping unwanted persons out of your home or car, you should do for uninvited furry friends.

1. **(Lock/Secure all entrances) Check that your vent screens are securely fastened.**
2. **(Keep your valuables out of sight/ Don't tempt them) Do not leave any food around your unit.**

In most instances the skunks are just passersby with an affinity for spraying around your unit. A survey of homeowners who have suffered from a skunk invasion or smelly attack shows the following 2 tactics to be most helpful in repelling them.

1. **Dilute ammonia with water (2 parts: 1 part). Either pour into a dish or soak a cloth in the solution and leave in the areas around your unit where you know the skunks frequent.**
2. **Leave out moth balls or moth flakes.**

Unfortunately, it isn't always enough. So, what do you do in the event a skunk or other animal is living under the unit?

1. **Contact the Federal Trapper for Sacramento County at
(916)873-6603 M-F 7:30am-8:30am**
2. **After trapping is complete, Contact the office for repairs.**

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.

Rental Forms

All homeowners who rent out their units are required to contact the office and have tenant information on file. This information is critical as the Association may need to notify your resident in the event of an emergency.

Rental forms have recently been updated. Homeowners who currently rent their units should check the website for the appropriate forms or contact Jaz in the office. It is important that the Association has current information for all rentals and tenants.

New Publication Schedule

This issue of The Reporter is being delivered in February, rather than January, for a reason. A change in publication dates of our newsletter to even numbered months rather than odd numbered months will allow us to provide a summary of the Annual Meeting to all homeowners in a more timely manner. We hope that the revised publication schedule will better serve all members of the Crosswoods community.

Mosquitoes Already?

The wet winter we have had so far, coupled with recent warmer than normal days, has resulted in an early invasion of mosquitoes in the area. Since mosquito eggs develop in water, the best way to cut down on the pesky critters is to eliminate areas of water where they breed.

Check pots and planters on decks and in courtyards and eliminate any standing water. Make sure outside faucets are not leaking and are completely turned off. Notify the office if there are leaky sprinklers or standing water near your unit. If everyone remains vigilant, we can prevent mosquitoes from spoiling our outdoor enjoyment during the upcoming warmer weather.

“When the well is dry, we know the worth of water.”

- Benjamin Franklin

WORK ORDER UPDATE

Landscape: At the beginning of December, there were **39** outstanding work orders. During the month of December, **32** new work orders were generated. **26** work orders were completed throughout the month leaving **45** work orders outstanding for the Landscaping crew as of 12/31/2010. The following is a break-down of the remaining 45 work orders for Landscape:

Landscape Renovation/Applications: 7
Lawns care: 9
Shrub/Plant care: 8
Drainage Issues: 3
Tree /Stump Care: 11
Irrigation: 7

Facilities: At the beginning of December, there were **55** open work orders. **51** new work orders were generated during the month. **54** work orders were completed leaving **52** outstanding work orders for the facilities crew as of 12/31/2010. The following is a break-down of the remaining 52 work orders for Facilities:

Concrete/ Courtyard Repairs: 8
Deck, Ramada, Siding & Wood Sealing/ Repairs (Minor): 12
Deck, Ramada, Siding & Wood Sealing/ Repairs (Major): 10
Gutter Cleaning/Repairs: 14
Inspection Reports: 3
Paint: 5

Board Meeting Report

A Regular Board meeting was held on December 8th and January 26th. Some of the actions were as follows:

- ◆ Accepted all Committee reports submitted for the months of November and December.
- ◆ Appointed Board Officers.
- ◆ Approved the appointment of Donna Ward to the ACC.
- ◆ Approved Gordon Wolfe as Chair of the Neighborhood Watch Committee.
- ◆ Approved payment of \$500/year to Crosswoods East Homeowners Association for water service in the RV Lot (in lieu of \$13,000 water meter installation).
- ◆ Approved new Rose and Plant Container Policy as recommended by the Landscape 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.

President's Day

Monday, February 21st