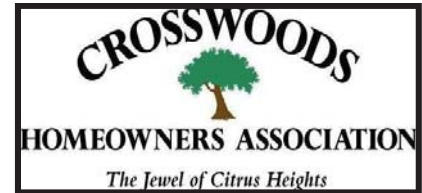


CROSSWOODS REPORTER

June 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

The Board voted in Executive Session to offer GM Schorno a new one year contract when his current contract expires on July 6th, 2011. He accepted the Board's offer and signed a new contract starting July 7th, 2011 through July 6th, 2012. He has completed the California Association of Community Manager's certification, and the Board has commended him for all that he has accomplished in his first year here.

The Association's siding/dry rot rehabilitation program continues, with the goal of completing Navarro, the remainder of Monteverde, and part of San Altos by the end of 2011, weather permitting. *Continued on Pg. 2>>*

General Manager's Column By: Paul Schorno, GM

Following up on the topic which appeared in the last issue of the Reporter, here is a bit more detail on the newly instituted Landscape Management Plan which delineates the community into 6 landscape areas with one landscape employee, the area's "caretaker", assigned the responsibility for all the landscaping functions in that area. Turn to page 4 to be introduced to the Caretaker for your area.

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Neighborhood Watch and National Night Out (Aug 2)

Neighborhood Watch Chair—Gordon Wolfe

How could something so *right* go so *wrong*? In the afternoon of July 16, 2009, a Cambridge, Massachusetts resident approached her neighbor and asked her to call 911 to report a break-in. They witnessed what they thought were two men breaking into a neighbor's house. Based on the transcript of the 911 call, they were not sure if the men were the owners of the house or thieves, even after seeing them. When the Cambridge Police arrived they learned that the person who had broken into the house was the owner, Harvard Professor Henry Gates, and his driver. Professor Gates had just returned from an overseas trip and discovered that his door was jammed. Unfortunately, tempers flared and the situation escalated to a point where it drew National attention to racism in America. President Obama, a friend of Professor Gates, invited the professor and the police officer to the White House to reconcile differences. This meeting became known as the Beer Summit. This incident raises questions concerning modern-day American culture. Do residents really know their neighbors? Would residents be able to identify their neighbors if they saw them? How would you answer these two questions? Neighborhood Watch programs are most effective when residents take time to get to know their neighbors. I cannot over-emphasize this point.



I have asked our Neighborhood Watch Captains to organize an event meeting for their neighborhoods to discuss our Neighborhood Watch program. These meetings will give residents an opportunity to meet and/or get-to-know their neighbors better, and learn more about our Neighborhood Watch program. In addition, we will be hosting an all-Crosswoods National Night Out (crime prevention) event on Tuesday evening, August 2.

Continued on Pg. 6 >>>>

Stay Updated:

Notify the office of any address, telephone or emergency contact changes as soon as possible. 916-723-3120

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

By: Alan Leach, Board President

Our water conservation/turf conversion effort also continues in conjunction with CalAm. Five of the nine designated areas have been completed. We intend to complete all nine areas, but are uncertain whether funding will be available from CalAm for all of them. If not, we will do less extensive renovation in the remaining areas in order to keep our expenses within budget.

Many residents have been leaving their trash or recycling carts on the street for more than 24 hours after the Friday pickup. Please arrange to have someone put the carts away if you know you will be away for more than a day.

Because several Board members will be away during the time of the regularly scheduled July 27th Board meeting, the July meeting will be scheduled during the week of July 20 rather than the usual 4th Wednesday of the month to ensure a quorum will be available.

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: _____

General Manager's Report

For the sake of uniformity, a firm, weekly schedule has been instituted whereby, each of the 6 area caretakers perform the same tasks in their respective area. Sticking to this regimen helps us track the progress of work as well as facilitates communication of landscape details to residents. At this time, each of the 6 area caretakers adheres to the following schedule:



Mondays: 1) Areas are canvassed to identify problems that need attention. Those which can be corrected in a timely fashion, will be attended to immediately, while repairing the more time consuming and complicated problems will be scheduled for a later time.

2) Each week, as many landscaped beds as feasible will be worked on. This work includes:
Edging beds. Pulling or spraying weeds.
"Fluffing" soil or the optional spreading shredded cedar mulch but only, with the owner agreeing to pay the cost for both material and labor.

Tuesdays: 1) Restoring deteriorated lawn areas. 2) Catching-up on landscape bed maintenance. 3) Perform Special Projects and non-routine landscape work orders.

Wednesdays: Shrub maintenance and tree pruning.

Thursdays: Mowing, sidewalk edging and blowing.

Fridays: 1) Complete mowing, edging and blowing if needed. 2) Canvas the area for general clean-up before the week-end and if time permits, generally, work on improving any aspect of the landscape.

The weather will obviously cause some issues and the mandatory routine of mowing lawns may have to be rescheduled for earlier during the week. Absenteeism is also anticipated and when this occurs, one or both of the 2 available landscapers (called "runners") who are not assigned to a particular area, will step in and perform the functions of the caretaker. Special projects including converting lawns into water conservation areas and correcting or improving drainage issues may obviously require increased staff participation in which, one or both of the "runners" will be utilized.

In addition to lawn care, maintaining landscape beds and timely pruning of shrubs will be weekly routines

and as such, residents need not file work orders for this type of work. The intent of this new program is to improve the level of landscape maintenance service provided to residents which will have a positive effect throughout the community.

Paint Cycle 2011

The 2011 paint cycle has commenced, with several units having been completed and more underway. You will receive a notice when the paint/siding crew approach your unit.

As the Association is not responsible for damage to personal belongings during the paint process, you should protect yourself from loss by removing all of your belongings from the deck and patio of your home prior to the commencement of work. You may be subject to removal and replacement 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 at 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:

Toluca: 6926-6944

Monteverde: 6300-6329

Navarro: ALL Units

San Altos: ALL Units

Save the Dates:

August 2nd - National Night Out

San Altos Circle—6pm

September 8th - Meet Your Neighbors

Main Pool Area—6pm

Your Area Caretakers



Tracy Salas



Daniel Cornejo



Robin Waxman



Robin Luther



Tomas Torres



Miguel Cisneros



Carl Ellis



Joshua Roderick

Area Runners

Questions? - Contact the Office (916)723-3120

CROSSWOODS HOMEOWNERS ASSOCIATION POOL RULES

(Rev. 7/28/2010)

1. Our pools are private and for the exclusive use of Crosswoods residents and their guests who must be accompanied by a resident. Please be courteous and identify yourself as a Crosswoods resident if requested to do so. Pool users who are not able to identify themselves adequately will be required to leave the pool area.
2. Gates must remain locked at all times.
3. Pool hours are from 9:00 a.m. to 10:00 p.m.
4. AN ADULT RESIDENT AGED 18 YEARS OR OLDER MUST ACCOMPANY ALL GUESTS.
5. An adult resident aged 18 years or older must accompany family members under 14 years of age. Resident children aged 14 – 17 may use the pool without being accompanied by an adult resident but may not bring guests without an accompanying adult resident.
6. Guests of adult residents may not exceed eight per resident family.
7. Prohibited articles in the pool areas include, but are not necessarily limited to, glass containers, pets, skateboards, bicycles, Frisbees, beach balls, inner tubes, floatation devices (except swimming aids, such as water wings), and air mattresses, which may become dangerous or annoying to other persons.
8. Prohibited pool activities include, but are not necessarily limited to, smoking, running, pushing, throwing objects, or any type of offensive or dangerous behavior.
9. Only swimsuits may be worn in the pools, no cutoffs.
10. No diapered children will be allowed in the pools (unless a one-piece waterproof swim diaper is worn).
11. Long hair must be covered by caps or braided; no metal hair clips or hairpins may be worn in the pool.
12. All swimmers must shower prior to entering the pool.
13. You must pick up and dispose of your trash. Please do not litter our pool.
14. Adult residents may host a party, such as birthday party, of not more than 25 persons by submitting a written request at least one week in advance of the party. Residents may not reserve pools for the exclusive use of private parties. Please contact the Office for party usage conditions and requirements.

Pool Season is Here!

All 3 pools are open for swimming and relaxation. Remember to abide by the pool rules and monitor your children closely. Access to the pool areas requires a key which can be acquired from the office with a \$50 refundable key deposit. Please help by keeping the pools and surrounding areas clean after use.

Water Aerobics

The opening of the pools signifies the beginning of Water Aerobics.

When? Monday, Wednesday and Friday

6:30pm-7:30pm

Where? Main Pool

Starts on June 13th

Neighborhood Watch & Annual Night Out

Continued from Page 2. We are inviting a spokesman from the Citrus Heights Police Department to attend the meeting and speak about Neighborhood Watch and crime prevention. My hope is that you will find time to attend your neighborhood meeting and the all-Crosswoods National Night Out event.

I am happy to report that we are making good progress in revitalizing our Neighborhood Watch program. I met with most of the Watch Captains in April to discuss issues and formulate strategies to enhance our Neighborhood Watch program. While we do have several Watch Captain vacancies to fill, most areas within Crosswoods are represented by one or more Watch Captains. To-date, we have:

Established lines of communication with the Police Department and the Arcade Creek Neighborhood Association (Citrus Heights Area 4).

More clearly defined Neighborhood Watch responsibilities (all residents, Watch Captains, and the Committee Chairperson).

Updated and distributed most Neighborhood Watch maps to Crosswoods' residents.

Remember to be keep a watchful eye while being kind to your neighbors.

"Your own safety is at stake when your neighbor's house is in flames."

- Horace

WORK ORDER UPDATE

Landscape: At the beginning of April, there were **45** outstanding work orders. During the month of April, **32** new work orders were generated. **20** work orders were completed throughout the month leaving **57** work orders outstanding for the Landscaping crew as of 04/30/11. The following is a break-down of the remaining 57 work orders for Landscape:

Landscape Renovation/Applications: 27

Lawns care: 3

Shrub/Plant care: 4

Drainage Issues: 1

Tree /Stump Care: 7

Irrigation: 15

Facilities: At the beginning of April there were **35** open work orders. **16** new work orders were generated during the month. **28** work orders were completed leaving **23** outstanding work orders for the facilities crew as of 04/30/11. The following is a break-down of the remaining 23 work orders for Facilities:

Concrete/ Courtyard Repairs: 5

Deck, Ramada, Siding & Wood Sealing/ Repairs (Minor): 5

Deck, Ramada, Siding & Wood Sealing/ Repairs (Major): 7

Gutter Cleaning/Repairs: 3

Inspection Reports: 2

Paint: 1

Obtained Neighborhood Watch decals for all residents and have assembled informational packets for Neighborhood Watch meetings.

Provided input to the Landscape Committee regarding new Neighborhood Watch signs.

Tentatively set a Neighborhood Watch committee meeting schedule for the year.

Please remember that all residents, not just Watch Captains, are responsible for Neighborhood Watch.

Board Meeting Report

A Regular Board meeting was held on April 27th and May 25th. Some of the actions were as follows:

- ◆ Approved renewal of the Legal Services Agreement with Baydaline and Jacobson LLP
- ◆ Approved purchase of equipment, including mowers and edgers, for the Landscape crew
- ◆ Approved Revised Architectural Control Committee Rules and Guidelines
- ◆ Appointed Homeowner Jeff Newbold to the Architectural Control Committee
- ◆ Appointed Homeowner Michael Blanda to the Finance and Insurance Committee
- ◆ Approved lien on one property

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.

Independence Day

Monday, July 4th