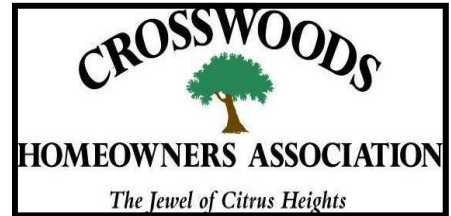


CROSSWOODS REPORTER

September/October 2010



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BOARD OF DIRECTORS

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

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 –
Eva Slover & Laurie Isbell
RV Lot – Ken Lake

OFFICE STAFF

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

Newsletter Editors:

Leslie Lake and Jaz Tuala

INSURANCE ASSESSMENT NOTICE

By Stan Spalding, Chair, Finance & Insurance Committee

OUR ANNUAL REMINDER! It won't be long before the premium on our master insurance policies must be paid again. These policies provide fire insurance on our homes, (not the contents), insure Association vehicles and provide many other types of liability insurance for which your HOA is responsible. The office will soon be sending out notices to each homeowner that the insurance assessment is due and payable. Our insurance policy expires and is renewed in November, so we need to collect the first of two payments in October. The Board decided to make the first payment amount of \$290 this year, with payment due on October 1st, 2010, and delinquent on the 16th. The second payment will be assessed in January 2011, if needed, after we know the exact amount of the total premiums. So, if you are a new homeowner or you just don't remember from last year, don't be surprised when the official notice of this year's insurance assessment arrives on your doorstep.

Annual Night Out

Remember that Thursday, September 9 is the annual Meet Your Neighbors gathering. The event will be held at the **Main Pool Area** this year instead of on San Altos Circle as in the past. The event begins at 6:00. 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.) If you haven't already met our new General Manager Paul Schorno, this will be your opportunity to do so. We look forward to seeing many of you there.

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RVs on Crosswoods Circle	The Community Garden	Pg. 4
Water Saving Tips	Board Meeting Report	Pg. 4

General Manager's

Report By: General Manager, Paul Schorno

It's hard to believe that I'm nearing my second full month here at Crosswoods. The well used expression "time flies when you're having fun" is appropriate for how I feel about being here. I have been readily absorbing the existing policies and procedures through real-time activities which includes routinely attending meetings of the standing committees and conferring with dedicated individuals who have some rather valuable history of Crosswoods.

In addition to this, the progress of our maintenance staff has been observed. One facet of the operation includes the Facilities Department which has been involved heavily with the rehabilitation and painting of building exteriors. With 63 homes scheduled for significant siding replacement and repainting by the end of 2010, a total of 23 homes have been completed. It is fully expected that all 63 planned units will be completed by the end of the calendar year. In 2011, the process will resume with another 67 scheduled for extensive repair.

While the Landscaping crew attends to their normal routines of mowing lawns, pruning shrubs and completing work orders and special projects, consideration is being given to methods for economically enhancing the level of service as well as providing timelier response to requests for landscape maintenance. Also, of particular importance for me is the work currently being performed by our irrigation specialist who is proceeding with a detailed investigation of the rather extensive irrigation network within the community with an emphasis on instituting cost savings by improving irrigation coverage as well as minimizing water usage which is already resulted in some cost savings.

The 2011 budget formulation process has begun. With all the variables that must be considered in this process, working for the betterment of Crosswoods is a challenge that I welcome. I'm thankful for having volunteers and dedicated fellow employees to coach me on the systems that are in place as well as some that could be added that will sustain and even enhance Crosswoods as an attractive community to live and visit.

RVs on Crosswoods Circle

By Ken Lake

The RV Lot will be repaved on September 8th – 10th, which will entail moving all vehicles from the lot. As in the past, owners of recreational vehicles have permission to park on Crosswoods Circle or in their driveways until the work is completed. Vehicles are to be parked so that they do not impede traffic or access by emergency responders. The Citrus Heights Police Department has been notified and will not ticket vehicles during this period of time. Owners will be returning their vehicles to the lot on Saturday the 11th and appreciate your understanding during this period.

Parking Considerations

If you or your guests are parking on Crosswoods Circle, please do not park too close to the entrances of our courts. Doing so restricts the vision of drivers exiting from side streets onto Crosswoods Circle, especially along the hill near Monticello Court on the west side of the circle. By leaving 15-20 feet between the entrance to the side streets and your vehicle, accidents can be prevented. Please consider where you and your guests park for the safety of everyone who travels our streets.

In addition, homeowners whose homes face or abut Crosswoods Circle are often faced with cars regularly parked in front of or along their residences. Whenever possible, please be considerate and park along Crosswoods Circle so that it doesn't interfere with access to driveways and residences along our main street.

Water Saving Tips By: Gene Schrepel

California American Water makes it a priority to help its Sacramento-area customers reduce their water use by providing a variety of conservation programs, rebates and giveaways.

To help customers save water and money, the company has implemented a comprehensive conservation program in all of its service districts. The program includes offering low-flow showerhead and hose nozzles, sink aerators, leak detection kits and many other types of free water-saving devices free of charge. The company also offers sizeable rebates for qualified water-efficient appliances like clothes washers and low-flow toilets. These rebates include up to \$100 for each toilet and \$150 for clothes washers.

California American Water also offers all of its Sacramento customers a free home water use survey, where, upon request, the company will dispatch a conservation specialist to the customer's home to look for leaks and other areas of water savings.

California American Water customers can sign-up for these services by stopping by its local office located at 4701 Beloit Drive, Sacramento, CA, 95838 between the hours of 8:30 a.m. and 4:30 p.m., or by calling (916) 568-4201. For more information on these and other programs please visit our website at <http://www.amwater.com/caaw/> and click on the "Conservation and Rebates" link under the Learning Center tab.

*P*resident's Report

By: Alan Leach, Board President

November 18th is the date the Board selected for the Annual Membership meeting. The location of the meeting has not yet been determined. One of the locations being considered is the new Citrus Heights Community Center if we can rent it at a reasonable rate.

Only one Board Director term (mine) expires this year. The election calendar has been completed. There will be no nominating committee this year. Civil Code 1363.03(a)(3) has eliminated them. Any resident homeowner in good standing can run for an opening on the Board. If you live in Crosswoods and are a member(owner) in good standing, you can nominate yourself as a candidate. If you wish to do so, please notify the CHOA Office as soon as possible that you want to be placed on the ballot as a candidate for the Board and provide a written summary of your qualifications that can be made available to homeowners to review. A "meet the candidates" forum will be scheduled if two or more people decide to run for the Board.

The facilities crew is hard at work repairing and then repainting the homes scheduled to be completed in this year's maintenance cycle. I have observed the crew working on Monteverde, Toluca and Ebano. Although I am no expert in building maintenance, I am very impressed with the quality of the work I see being done.

The Board fined the estate of the homeowner that recently conducted the illegal estate sale. Letters were sent to the Coldwell-Banker manager and the Sacramento Board of Realtors protesting the agent's conduct. The Board wants homeowners to know that it is taking illegal estate sales seriously and that violations will not be ignored. Please advise your heirs of this action to prevent further violations.

California American Water Update

By: Gene Schrepel

It is good to note that Crosswoods is beginning to realize the benefits from the efforts of so many people over the recent few years. California American Water (Cal Am) completed installation of our Crosswoods water meters earlier this year. Homeowners could elect to receive both flat rate and metered billings to compare a flat charge cost to their new metered cost and many have actually noted a decrease in the charge!

This appears to confirm the earlier belief that the Cal Am flat rate charge was based upon projected 'typical' external landscape watering for a typical residential lot. This 'assumption' was, of course not relevant for Crosswoods where our external common area landscape watering is billed separately to the Association and then collected separately in our monthly homeowner dues.

Two additional events are working together to further improve our landscape water usage and landscape condition. Cal Am has moved ahead with installation of the satellite monitoring system and computerized water control devices by a company named AquaFlow under the previously approved \$100,000 grant. In addition, Crosswoods has hired Terry Dean, a technical irrigation specialist, to manage the new system and to thoroughly review all our common area watering practices. Installation of the computerized system is substantially complete and is beginning to pay its own way. Cal Am is expecting Crosswoods to be a 'Poster Child' for their other water conservation projects!

Continued on Page 4.....

Annual Meeting and Election Notes

- The Crosswoods Homeowner Association Annual Meeting will be held on Thursday, November 18 at 7:00 P.M. Location to be determined.
- There will be one Director elected this year due to the downsizing of the Board last year. Homeowners interested in serving on the Board of Directors may nominate themselves by contacting the office by September 15.
- To run for the Board or to vote in the election, homeowners must be Members in Good Standing. Members in

Good Standing are those who are "current in all dues, Assessments, fines, penalties and other charges imposed in accordance with the Governing Documents" and "in compliance with all of the provisions of the Governing Documents." In order to vote, homeowners must be Members in Good Standing as of November 16.

Meet the Candidates Night is scheduled for November 4, if there are multiple candidates running for the Board. More information on that meeting will be delivered with the ballot packet, which will be mailed to homeowners by October 18.

Community Garden in Citrus Heights

By: Ken Lake

There is a new community garden in Citrus Heights located on the corner of Sylvan Road and Stock Ranch Road (near the Safeway just off of Greenback). Membership is \$25 per year and a gardening plot is an additional \$25 per year. Plots are 4 feet by 20 feet and each plot has a water hookup. Plots are open to all Citrus Heights residents. For more information contact :

Ken Lake at 916-203-4925.

Board Meeting Report

A Regular Board meeting was held on July 28th and August 25th. Some of the actions were as follows:

- ◆ Accepted all Committee reports submitted for the months of June and July
- ◆ Approved Summit Roofing for roofing (flat and sloped roofs) and gutter contracts as recommended by the F & I Committee
- ◆ Approved a \$290 Special Assessment for the Master Insurance Premium
- ◆ Approved installation of Security Alarm and Camera System at the RV Lot
- ◆ Approved using a new law firm for Association Collection Matters
- ◆ Approved repaving of the RV Lot by Nor Cal Asphalt Co.
- ◆ Revised the Pool Area rules to prohibit smoking in those areas
- ◆ Adopted revised Committee Charters
- ◆ Adopted Board/Committee Relationship Document
- ◆ Approved revisions to Crosswoods employee benefits policy.

California American Water Update

By: Gene Schrepel

Continued from Page 3

Terry, our irrigation specialist, has noted that our Crosswoods water distribution is very uneven although he says that is not unusual. Many of our sprinkler heads have produced unnecessary amounts of mist which evaporates without benefiting the plantings. Numerous sprinkler heads have been replaced with higher efficiency heads and, in some instances, the heads have been moved to improve coverage. Terry is also working with our Landscape Committee to identify landscaping which can be modified to reduce our water requirements.

Another recent development is an offer from Cal Am to provide Crosswoods access to a Certified Landscape Auditor to conduct a water audit of our sprinkler coverage. Terry has conducted similar water audits at other sites and will be working closely with the auditor, a company named Water Wise, to improve our water usage.

This is all coming together at a very opportune time! You may have noticed the flyer which was included with our recent Cal Am water bill that mentioned that the 50% rate increase which had been requested to take effect on July 1st had been reduced to an average of about 19% (18% for meters and 20% for flat rate) in the ten Sacramento-area Cal Am water systems.

Water usage represents a substantial line item in our Crosswoods annual budget and we are so very fortunate to have been able to get out ahead of these ongoing rate increases!

Age is a question of mind over matter. If you don't mind, it doesn't matter.

- Satchel Paige

Crosswoods Homeowners Association

Office Hours: Mon, Tues & Thurs : 10am-4pm

Wed: 10am-6pm and Fri: 10am-3pm

**Office will be Closed on Monday,
September 6, 2010 in Observance of the
Labor Day Holiday.**