



# CROSSWOODS REPORTER

January 2008



## CROSSWOODS HOMEOWNERS ASSOCIATION

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### Board of Directors

- ◆ Jodie Crandell, **President**
- ◆ Leslie Lake, **Vice President**
- ◆ Wilma White, **Secretary**
- ◆ Wayne Wilcox, **CFO/Treasurer**
- ◆ Lynda Culp
- ◆ Alan Leach
- ◆ Faryn Milan
- ◆ Chuck O'Bear
- ◆ Gene Schrepel

### MEETING CALENDAR

(Ordered by Meeting-Date Sequence)

#### Architectural Control Committee

First Tuesday at 7:00 p.m.  
Joan Mattos (pro tem)

#### Pool Committee

First Wednesday at 10:00 a.m.  
Bill Childers

#### Landscape Committee

Second Tuesday at 4:30 p.m.  
Carolyn Brian

#### Finance & Insurance Committee

Third Wednesday at 5:00 p.m.  
Stan Spalding

#### Board of Directors

Fourth Wednesday at 6:00 p.m.  
Jodie Crandell

#### Committees meeting as needed

Neighborhood Watch – Not Filled  
RV Lot – Bob Acrea

### OFFICE STAFF

Mike Wolcott — Association Manager  
 Jaz Tuala — Coordinator  
 Patti Wright — Contoller



## Happy New Year

Manager, Mike Wolcott, Supervisors Rob Olsen and Myron Taylor, Office Coordinator Jaz Tuala, Bookkeepers Sue Harris and Patti Wright, together with all our Landscape and Facilities crew members wish each of you a most Happy New Year!

## Christmas Tree Collection

When it is time to take down your beautiful Christmas tree, please put it out at the curb in front of your home on Sunday for collection Monday morning.

## Vent Screens

As we approach the mating season for small animals in Crosswoods, it becomes very important for vent screens to remain in place and securely attached. Please report to the office any problems you may notice.

## Second Insurance Assessment

The second insurance assessment of \$25 is due on the 1st of January and will be late if not received by the 15th. A late fee of 10% will be added to your balance if received after the 15th of January. If you pay your dues by automatic debit, the premium will be debited to your account in January.

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## Manager's Report

Mike Wolcott

**INSURANCE RENEWAL:** The insurance program has been renewed successfully for 2008 with new carriers.

**HOLIDAY FOR THE CREWS:** The Holiday breakfast at Coco's was repeated again this year. Each crewmember also received a \$25 gift certificate to Raley's as they did last year.

**RAIN GEAR:** Rain gear has been purchased for the crews and is much appreciated.

**LANDSCAPING:** The Landscape crew is working to keep up with the falling leaves and is making progress on existing work orders. Electrical problems with the white Ford pickup were repaired. The flatbed has 260,000 miles on it and is in very sad shape. Research into a replacement will get into high gear in January. We definitely got our money's worth! Doors and window for the Gator utility vehicle are on order.

As of 12/19, Crosswoods has survived the rains with minor tree damage and only three roof leaks. Not bad so far. The raccoons and skunks are active again and are a bit early which is keeping the federal trapper busy. Rob and I interviewed a candidate for the landscape crew. If he turns out to be as advertised and passes the background check, we will have someone who already knows quite a bit about irrigation and can be taught the rest.

**FACILITIES:** Myron Taylor is on board and doing well. Two non-performing employees have been released and additional 'adjustments' may be necessary to get the varsity team he (and Crosswoods) needs.

The building behind the pool has been cleaned out to be used as storage for tools. Shelving has been built and installed in both rooms. Myron has had a number of meetings with the crew for planning and counseling. Preparation of homes on Rancho Mirage for painting has stopped in order for the crew to focus on work orders and seasonal roof cleaning. It will continue in 2008 as soon as weather allows with the goal of preparing the 19 homes by commencement of paint season 2008.

Leaf removal from roofs and gutters began the first week of December and as of 12/12, the project appears to be ahead of schedule. One area of the pathway near the office which was slippery enough to cause trouble has been cleaned. It would take too long to do all the walkways with our present equipment, but we'll respond to individual problem areas on a case by case basis when they come to our attention.

**TREES:** The new chipper and stump grinder are in use. They do a great and fast job. We've provided the proper safety equipment (hard hat, face screen, ear muffs) for the operators and those working with them. Problems with very large trees requiring the tree service are continuing to exceed the budget even with postponing non-safety related trees to 2008. One tree was discovered to be so deteriorated that it can't be climbed safely and will require use of a bucket truck driven into the rear of the property to remove it.

▶ See MANAGER'S REPORT, Page 4

## Membership List Opt Out

You may use the following form to exclude your name from the list that must be provided to any Crosswoods homeowner upon their request.

### 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: \_\_\_\_\_

## Newsletter Ideas

Ideas for Newsletter Articles are always welcome. You may call Jaz in the Office to suggest a future article or you can volunteer to research and write an article of your own interest.

**CHOA Board Meeting Minutes  
are available in the Office for  
homeowners to read during office**



## OFFICE HOURS

Monday, Tuesday and  
Thursday: 10 am–4 pm  
Wednesday: 10 am–6 pm  
Friday: 10 am–3 pm

## Leaf Removal and Collection

Our Crosswoods crews are blowing leaves from roofs and lawns, cleaning roof gutters and reseeding bare spots in the lawns.

Please be careful of our leaf blowing teams when approaching them on the street in your car. The noise from the blowers may be so great that the person using the blower does not realize you are coming.

If you should choose to occasionally rake your own leaves, please do not leave any leaf piles on the grass areas. That will quickly weaken the grass and after just a few days the grass will begin to die.

The landscape crew will pick up leaves as quickly as possible but, in the meantime, please leave any leaf piles in non-grassy areas.

You may place leaf piles in the street at the curb for collection on Monday mornings only.

## Emergency Information

Does the Crosswoods Office know how to contact you in the event of an emergency or know whom to contact if something happens to you? It is important that you update your emergency information on file in the office, so that we can handle any emergencies efficiently.

It's also a good idea to have a friend or neighbor who knows contact information for you, particularly if you live alone. That way, if an emergency does arise, the appropriate people will be contacted for you. If your emergency information has changed, please contact the office so our records are up to date and accurate.

## Holidays in January

Martin Luther King Day, January 21.

## Please Slow Down



Please remember the 25 mph speed limit on Crosswoods Circle. We appreciate everyone who observes this speed limit and lesser speeds are appropriate for our smaller private streets.

## Alarm System Permits

All alarm system users must register for an *Alarm Permit* with the Citrus Heights Police Department (CHPD) if they are connected to an alarm company which will notify the police.

Alarm registration assists the Police Department to maintain information for your premises in a detailed database. New applications must be completed within 30 days of an alarm installation and submitted with an initial fee of \$50. Anyone who fails to register their alarm system may be subject to a \$250 'Failure to Register' fee if the City responds to a false alarm.

False alarms are often a recurring problem that can easily be prevented. Residents are allowed one false alarm per year, and fees will be assessed by the City for any subsequent false alarms.

Tips on how to prevent false alarms and a copy of the alarm permit application can be found at the City's Alarm Unit Web page at [www.citrusheights.net](http://www.citrusheights.net). If you have questions please call the CHPD at (916) 727-5500 or you may visit the Citrus Heights Police Department at 6315 Fountain Square Drive.

## President's Report

Jodie Crandell

I hope everyone had a good holiday with friends and family and I wish you a healthy and safe new year. As we move into 2008, there are challenges to face and opportunities to embrace in the world, our country, and yes, even in Crosswoods. As of mid-December, our Manager Mike Wolcott has been with us for one year, and what a year it has been for him in learning about our community and leading his staff. One of the most important tasks that your Board will complete in the near future will be to establish a clearly defined, measurable set of goals for Mike to accomplish in Crosswoods, and to evaluate him on the achievement of those goals on a periodic basis over the year. This "performance plan" will be the yardstick by which we will assist Mike in focusing his efforts and in leading his staff.

Another important task will be to finalize the adoption of the revised set of CC&Rs and By-Laws. It is planned that you will receive the revised documents in the mail in the next few months and have an opportunity to comment on them. After review and final revision, we will ask you to vote these documents as our new set of governing documents. I hope you all will take the time to review the documents, and then to cast your vote for them. These critical documents are worth your attention; they are the rules by which we all abide and which our staff uses to guide its daily decisions.

Speaking of staff, if you have not met Mike, Jaz, Patti or Sue, you should stop by and say hello. They are the face of Crosswoods and are your first contact with any problems, complaints, suggestions, or compliments. Along with the Landscape and Facilities crews, and with the guidance of your volunteer committees, and Board of Directors, Mike and his staff are the folks that make things happen in Crosswoods.

# Board Meeting Report

There was no Crosswoods Homeowners Association Board meeting in December.

## Manager's Report

▶ Continued from Page 4

**NEW ELECTRIC LINE:** The new electric line serving the walkway lights between Monticello and Vera Cruz has been completed and is functioning. The association's part of the job, digging the trench, was a challenge. The big Ditch Witch trencher cut the irrigation system approximately ten times and also cut one live buried electric line feeding the street lights which the USA survey didn't discover. It also cut the TV cable twice in areas which USA missed.

Thanks to the non-surfacing Oak tree root system we didn't have a large amount of roots to deal with. I spent a good portion of that week with the crews acting as motivator/cheerleader amid the protests that it was too hard, too much, etc. It was a valuable insight into the personalities making up our crews (both landscaping and facilities participated) and permitted me to form educated opinions about various crewmembers individually. As of 12/19 the lights are still working flawlessly. Success!

## Work Order Report

Work Orders are tracked by computer as they are opened and closed. At the end of each month a recap report is created to summarize activity for the most recent month and identify the "oldest" work orders. The report for the month of November is as follows:

	<u>Landscape</u>	<u>Maintenance</u>
Beginning Open Work Orders	219	376
Opened During Month	31	41
Closed During Month	106	95
Ending Open Work Orders	144	322
Date of Oldest Open Work Order	3/31/2006	1/17/2006

## Open Work Order Progress

Perhaps you have noticed the combined total number of Open Work Orders has climbed steadily all year and peaked at 595 in October. It is with great pleasure that, even with rainy weather and much time required for removing leaves, a total of 201 work orders were closed in November which was the highest number all year for Maintenance and close to the maximum for Landscape as well. This reduced the total number of Open Work Orders to 466 at the end of November. That is the lowest level since 455 in July and reflects intense attention from both our crews.

Congratulations to Mike and both crews for rising to meet the challenge! Additional progress is being reported in December and this thorny problem appears to be on the road to resolution in 2008.

## Unwelcome Critter Tenants

Crosswoods has some unwelcome critter-types that will try to find their way in under your unit when the weather gets cold in December and January.

You should take time to inspect the screens that cover vents to the crawl space under your unit. Please notify the office at once if you find any screens that appear to have been pulled loose by skunks or raccoons. It is very important for those screens to be reinstalled securely by our crew to ensure that you do not get invaded by mice, rats, skunks or raccoons trying to find shelter from the cold and wet weather.

## RV Lot Parking

A few RV parking spaces are now available in the RV Lot. Space rental cost will be \$14/month effective January 1, 2008. You may contact the office for additional information or to apply for a space.

## Lawn Debris Collection

Lawn debris is only collected by our Landscape crew on Mondays. You may put lawn debris out for collection on the weekend but please do not leave unsightly lawn debris out for extended periods of time.

## Pet Protocol

Pets are welcome in Crosswoods. They are, however, more appreciated when their owners remember a few important matters.

Never let your pet roam free and make sure your pet does not annoy your neighbors. Always pick up after your pet and this is particularly important on our walking paths and the grassy areas beside the paths. Please be considerate of others who walk our paths and our Landscape crewmembers.

Remember to be a Pooper Scooper!