

# CROSSWOODS REPORTER

January 2010



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## **BOARD OF DIRECTORS**

Alan Leach, **President**  
Vacant, **Vice President**  
Diane Hamel, **Secretary**  
Paul Ogden, **Treasurer**  
John Bain  
Bernida Childers

## **MEETING CALENDAR**

### **Architectural Control Committee:**

First Tuesday at 7:00 p.m.  
Bob Fisher

### **Pool Committee:**

First Wednesday at 10:00 a.m.  
Bill & Chris Swars

### **Landscape Committee:**

Second Tuesday at 4:30 p.m.  
Bob Acrea

### **Long Range Planning Committee:**

First & Third Tuesdays at 10:30 a.m.  
Jim Fuchs

### **Finance & Insurance Committee:**

Third Wednesday at 5:00 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**

Del Aldrich, **General Manager**  
Jaz Tuala, **Administrative Asst.**  
Patti Wright, **Controller**  
Sue Harris, **Accounts Receivable**

## PRESIDENTIAL MESSAGE

Happy New Year! I'm sure most residents have noticed that CalAm is installing water meters. I am amazed at how rapidly they are being installed. The Board was told that each homeowner will be given the choice of either going to metered rates immediately or remaining on flat rate billing for at least two billing cycles. Future bills will show a

comparison of the flat versus metered rates so that homeowners can see the difference and, if necessary, take measures to lower their individual water usage. Recommendations for significantly lowering water is include: Installing low flow shower heads, and purchasing water saving toilets and newer washing machines. According to CalAm, there are rebates available to

help lower the cost of these purchases.

Turkeys! Fish and Game and the NWTF are requiring that all Association residents stop feeding the turkeys and temporarily remove all feeders that contain seeds or pet food, before they will return to trap and relocate turkeys. (Please see the article "Keep Wild Turkeys Wild" for detailed information). << Cont. on pg. 3>>

## Keep Wild Turkeys Wild

By: Gene Schrepel

Turkeys are a part of our California history and many Crosswoods homeowners enjoy watching these impressively large birds. The California Department of Fish and Game (CDFG) notes that wild turkeys can now be found as 'upland game birds' in about 18% of our state. CDFG and the National Wild Turkey Federation (NWTF) warn, however, that trouble can start when people begin feeding turkeys and the stray visitors become permanent residents which lose their natural fear of humans.

Adult turkeys can weigh upwards of 20 pounds each. They leave unpleasant and messy droppings in our courtyards, on decks and sidewalks, and roost in trees and on roofs and cars. They occasionally damage our roof rain gutters if several birds perch together. Crosswoods staff time is required to clear our sidewalks and attempting to discourage birds which habitually roost over decks.

<<Article continued on page 3.>>

# Manager's Report

- Del Alrich, General Manger



Now that I have six-months of experience at Crosswoods I am getting a better handle on the issues. 2010 will be a major challenge because we have many issues that will be a heavy burden on the budget.

Workers Compensation/Safety: As I have indicated before the Association has an unacceptable workers compensation claim record. With changes and implementation of safety regulations we have gone approximately one hundred eighty days (180) without a claim compared to nine (9) claims in first eight months of 2009. I will be submitting a formal safety program to the Board of Directors at the January Board Meeting.

Water: Progress has been made on several issues. As everyone knows CAL AM Water is nearing completion of the installation of the individual water meters. Goodbye to double billing as we know it in the past. The Board has approved and signed the Irrigation Water Agreement with CAL AM for the installation of the satellite driven irrigation controllers. I expect to start the implementation in about forty-five (45) days. We will be starting a review of the entire irrigation system in mid-February. The goal is to reduce water consumption by thirty percent (30%) in 2010. With the twenty-five percent water rate increase being approved by CPUC it will be interesting to see where the final numbers will be. The Owners are eyes and ears please report broken sprinkler heads and over and under watering.

Facilities: The Board has approved a sixty (60) day trial period of the composite material for deck repairs. A review of cost vs. benefit will be made. We are also conducting a study and research on the synthetic siding material that looks very similar to the T-111. With implementation of composite and/or synthetic materials there is an increase in up cost but a large savings in years to come. We have seen some improvement in performance and communications. However, more work on these issues is needed. The workload for facilities has increased. In the past it appears that the facilities crews have been spending more time on the gutter issues. However because of increase demand on siding repairs it appears that we will need a crew working year around on siding repairs and less time on other issues.

Landscape: We have also seen an improvement in performance and communications by the Landscape Department. However, like the Facilities Department, more work needs to be done on these issues. There has been an improvement

on turnaround time on work orders. We do have a seven (7) day turn around for both landscape and facilities work orders. However, we take the larger jobs and turn them into projects. The project turnaround is running as much as one-hundred and twenty days (120) turnaround time which is an unacceptable period time; in my opinion. We have been doing a lot of work on hard-cutting of shrubs and trees trying to get them back to the size and height which they were intended to be. The current turn-around time on shrub and tree care takes approximately six months (6). That is unacceptable standard of care in my opinion.

We are making progress on the Human Resources issues as I indicated above on the safety issues. I had planned to have all of the components completed by the Board Meeting in January 2010. It turns out it is a bigger project than I had expected. We are now looking at the first quarter of 2010.

Long Range Planning: The Board has created a Ad Hoc Board Committee to review all Committee Charters. Upon completion and adoption of a Committee Charter for the Long Range Planning Committee we will get back on schedule.

As Owners you are the eyes and ears of Management, tell us what you think. We can be contacted at:

[contact@crosswoodshoa.com](mailto:contact@crosswoodshoa.com) or [delalrich@crosswoodshoa.com](mailto:delalrich@crosswoodshoa.com).

Please share your e-mail address to help improve communication and reduce cost.

Management has a Mission Commitment of "Due more with less" and "Let's take the time to do it right".

## Notice to Homeowners:

Several homeowners have reported having their cars broken into in recent months. A few precautionary steps can help prevent thefts. Obviously, the first is to park your vehicle in the garage. If that isn't possible, make sure your car is locked when leaving it in the driveway or on the street. Do not leave packages and electronic equipment in plain sight inside the vehicle.

If you see or hear any suspicious activity at any time, call the authorities at once. The best way to help prevent break-ins and thefts is to make a habit of taking precautions each time you park your car.

# Keep Wild Turkeys Wild

By: Gene Schrepel

(Continued from pg. 1) Homeowner decks can become thoroughly unusable from accumulated droppings. Sidewalks can become slippery and even dangerous to walk upon. Turkeys can also become actively aggressive during the mating season and have been known to threaten and even charge Crosswoods homeowners.

You may have thought we had a large number of turkeys in Crosswoods last summer. What you may not realize, however, is that CDFG worked with Crosswoods a year ago to capture and relocate a number of both toms and hens. It is estimated by CDFG that our summer population was actually about 77 birds less than it could have been without the capture program.

Crosswoods has requested assistance from CDFG again this year in order to reduce our turkey-related problems. Like many other state agencies, however, CDFG has limited funds and personnel for the program this year. CDFG has noted that many Crosswoods homeowners are either actively feeding our turkeys or else have bird feeders that let seed drop to the ground below which then attracts the turkeys.

CDFG will not be available to help us again this year unless we eliminate the turkey and bird feeding stations which CDFG has noted during their visits to Crosswoods. We are asking for cooperation from all Crosswoods residents in an effort to reduce the damage to our dwellings, trees and personal property created by our large turkey population and to ensure that CDFG will assist us again this year.

CDFG provides an excellent informational brochure titled **Keep Me Wild** which specifically addresses wild turkeys and bluntly states "Feeding Wildlife is Dead Wrong". Copies of the brochure are available in the Crosswoods Office but here are some of the ways you can help:



- **Do NOT put out feed for the turkeys. (It is illegal to do so)**
- **Remove all bird feeders from grounds, decks and courtyards**
- **Feed your pets inside**
- **Do NOT toss table scraps out into the common area**

## Talk to your neighbors about the need for this turkey reduction project to succeed

With support from all Crosswoods residents we are hoping to reduce our turkey population and avoid the aggravating, potentially dangerous, and sometimes costly problems experienced in previous years. You may stop in at the Crosswoods Office for answers to any questions which you may have.

### RECEIVE YOUR NEWSLETTER VIA E-MAIL!

SEND AN E-MAIL TO [CONTACT@CROSSWOODSHOA.COM](mailto:CONTACT@CROSSWOODSHOA.COM)

## President's Report

Continued from Pg. 1

If the birds are being fed by residents or getting food from bird or pet feeders, the trappers cannot attract enough birds to make it worth the time and effort required to set up and maintain the turkey trap.

We have two vacancies on the Board of Directors due to the resignations of Jim Fuchs on December 29<sup>th</sup> and Wayne Wilcox on January 8<sup>th</sup>. If you are a Crosswoods HOA homeowner and a resident who is a member in good standing, you can be considered for appointment to the Board for the remainder of Jim's or Wayne's term. Both terms run until the November 2011 election. Contact any Board member or the Office if you want to be considered for the opening.

The Board discussed and voted to approve signing the Agreement with CalAm to install the Satellite Landscape Irrigation system. As President of the Board, I signed the Agreement and it has been sent to CalAm and Aqua Flo. When all parties have signed the Agreement, it is hoped that rapid installation will occur. We are expecting another 25% increase in our water rates this Spring and are hopeful that the new system will allow us to better monitor our water usage thus controlling water costs. Changes in our Landscaping practices will also be necessary to try to reduce our water usage. The Landscaping Committee is working on ways to do this as we speak.

# Board Meeting Report

Unlike prior years, the Board met in November and December in order to address ongoing issues, rather than delay meeting until January. A Regular Board meeting was held on November 18 and on December 16 and some of the actions were as follows:

Board Officers were appointed as follows:

Alan Leach, President  
 Wayne Wilcox, Vice President  
 Paul Ogden, Treasurer  
 Diane Hamel, Secretary

- Approved the establishment of a Self-Insurance Retention Fund as recommended by the F & I Committee
- Approved Summit Roofing for roofing and gutter contracts as recommended by the F & I Committee
- Approved supplemental bill for Action Asphalt for additional driveway repairs
- Approved purchase of two vehicles (bucket truck and pick-up)
- Approved establishment of ad hoc committee to review current Committee Charters
- Approved a 60 day test for use of composite deck material to establish feasibility and cost as recommended by the F & I Committee
- Approved modification of the Fee Schedule as recommended by the F & I Committee
- Approved the opening of an RV Fund Checking Account in order to better track RV funds

# AUTOMATE YOUR DUES

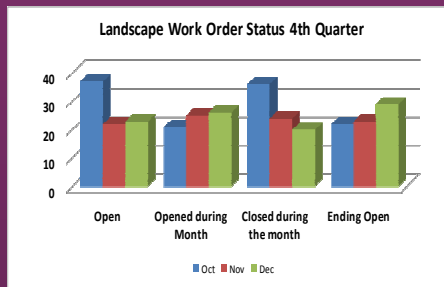
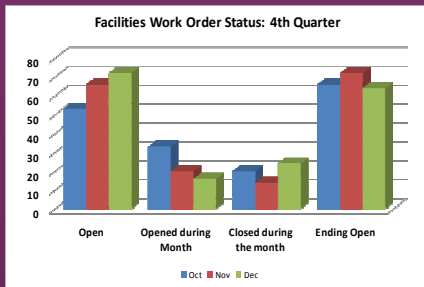
Paying your Association Dues has never been easier. Authorizing automatic checking withdrawal will ensure that your dues are paid on time every month. To sign up for Automatic Checking Withdrawal, request a form from the office or simply stop by to pick up a form. Other alternatives of paying your dues are through online banking. Most banks offer free online bill pay to their customers. Your bank can electronically issue and mail a check to us on whatever date you specify. Check with your financial institution for details. Or you can continue to mail in your payments. Please mail your payments to:

First Bank Assessment Services  
 PO Box 15014  
 Vallejo CA 94591



# Work Order Status Report

Work Orders are tracked by computer as they are opened and closed. The following is the work order status report for the 4th Quarter of 2009.



October:  
 Beginning Open Work Orders  
 Opened During Month  
 Closed During Month  
 Ending Open Work Orders

	<u>Landscape</u>	<u>Maintenance</u>
Beginning Open Work Orders	37	53
Opened During Month	21	33
Closed During Month	36	20
Ending Open Work Orders	22	66

November:  
 Beginning Open Work Orders  
 Opened During Month  
 Closed During Month  
 Ending Open Work Orders

	<u>Landscape</u>	<u>Maintenance</u>
Beginning Open Work Orders	22	66
Opened During Month	25	20
Closed During Month	24	14
Ending Open Work Orders	23	72

December:  
 Beginning Open Work Orders  
 Opened During Month  
 Closed During Month  
 Ending Open Work Orders

	<u>Landscape</u>	<u>Maintenance</u>
Beginning Open Work Orders	23	72
Opened During Month	26	16
Closed During Month	20	24
Ending Open Work Orders	29	64

## KNOW YOUR RULES...

All streets in Crosswoods with the exception of Crosswoods Circle are fire lanes, and parking is prohibited on all courts and lanes.

20.6 Homeowners MAY NOT use guest parking places.

Violators will receive a written warning to remove the offending vehicle.

If the violation is not corrected, the vehicle will be towed at the registered owner's expense.

## ***Resolving the Turkey Problems at Crosswoods***

Crosswoods has once again requested the assistance of the California Fish and Game Department to reduce the turkey overpopulation problem. As with other State Agencies, funds are quite limited and Fish and Game has advised Crosswoods that they will not be available to perform this program this year unless we eliminate the feeding of the turkeys.

### ***PLEASE***

***Do NOT put out feed for the turkeys. It is illegal to do so***

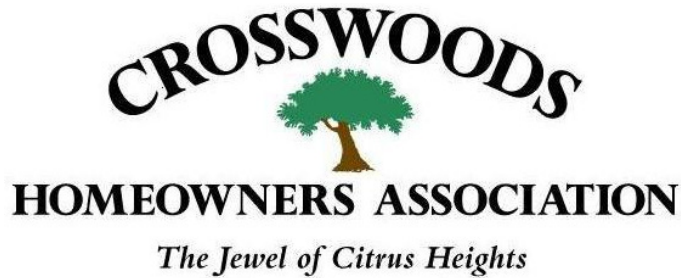
***Fish and Game has required that all bird and wild animal feeders be removed***

In order to meet the requirements of the California Department of Fish and Game the Board has enacted the following emergency procedure:

***No bird or wild animal feeders may be placed in any common area between the period of November 1 and April 1 of each year. Please remove all feeders (except hummingbirds) during this period each year. The Association has the authority to remove all bird or wild animal feeders that remain in violation. Your immediate response to this request will be greatly appreciated. 2010 feeding began on Saturday, January 9.***

Your Board understands that many homeowners enjoy the activity resulting from the feeders. In order to meet the Fish and Game requirements and to satisfy those homeowners who enjoy the bird feeders the Board decided to allow bird feeders a portion of the year. The Department of Fish and Game establishes feeding stations at the ranch to entice turkeys to that location which enables them to capture and relocate the turkeys. According to the Fish and Game, the removal of the bird and wild animal feeders, during the specified dates, will cause the turkeys to become hungry and search for other food sources.

Contact the office if you have any questions.



# **NOTICE OF A CHANGE TO THE CROSSWOODS HOMEOWNERS ASSOCIATION RULES AND REGULATIONS**

ON JANUARY 7, 2010 THE CROSSWOODS BOARD OF DIRECTORS APPROVED A CHANGE IN THE RULES AND REGULATIONS TO WIT:

## **SECTION 3.9 OF THE RULES AND REGULATIONS:**

**“NO BIRD OR WILD ANIMAL FEEDERS (EXCLUDING HUMMING BIRD FEEDERS) WILL BE ALLOWED IN THE COMMON AREAS DURING THE PERIOD OF NOVEMBER 1 TO APRIL 1 EACH YEAR, UNTIL FURTHER NOTICE. THE ASSOCIATION HAS THE AUTHORITY TO REMOVE ALL FEEDERS IN VIOLATION”**

**THIS REGULATION WAS ENACTED AS AN EMERGENCY REGULATION (A PUBLIC HEALTH ISSUE) AND AS SUCH, THE REGULATION BECOMES EFFECTIVE IMMEDIATELY.**

**CROSSWOODS BOARD OF DIRECTORS**

**1/14/2010**