



CROSSWOODS REPORTER



Jewel of Citrus Heights

January/February 2009

CROSSWOODS HOMEOWNERS ASSOCIATION

6510-B Crosswoods Circle
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Website: <http://www.Crosswoodshoa.com>

BOARD OF DIRECTORS

Leslie Lake, **President**
Alan Leach, **Vice President**
Carolyn Blevis, **Secretary**
Paul Ogden, **Treasurer**
Jim Fuchs
Faryn Milan
Gene Schrepel
Chuck O'Bear
Wayne Wilcox

MEETING CALENDAR

Architectural Control Committee:

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

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.

Committees that meet only as needed:

Neighborhood Watch –
Eva Slover & Laurie Isbell
RV Lot – Ken Lake

OFFICE STAFF

Mike Wolcott – Association Manager
Jaz Tuala – Coordinator
Patti Wright – Controller
Sue Harris – Accounts Receivable

Happy New Year!

We hope you enjoyed your holiday season. To all our Crosswoods Homeowners and Residents, Happy New Year! Make this year the year for all good things!

January Insurance Assessment

A \$300 Insurance payment was assessed in October 2008. Homeowners were advised that after the policy was renewed there could potentially be a second payment that would be assessed in January 2009.

Many homeowners have already inquired about the January assessment. January is here and there is good news. There will NOT be an insurance assessment this January.

CC&Rs, Bylaws & Evidence of Insurance

By now you should have received your official copies of the CC&Rs and Bylaws. These documents should be retained in your permanent records. In addition, each homeowner should have received a copy of the certificate of insurance for the Association. That form should be provided to your current lender for insurance verification. If you have not received these documents, please contact Jaz in the Office.

President's Report

By: President, Leslie Lake

I'd like to start my first report by thanking the CHOA Board members whose terms ended in November. Jodie Crandell served our community for three years, the last as President of the Board of Directors. Harry Archer and Dee Natter were appointed to fill two of the vacancies that occurred because of resignations this year and chose not to run for election. Jim Fuchs also stepped up to fill a vacancy created by a resignation. He has now been elected to a full three year term on the Board. I appreciate the willingness of each of these individuals to volunteer their time and commitment to our Association.

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Tips for Water Conservation

Water conservation is an important issue for the association—and not just because we want to be environmentally responsible. An equally important reason is that we want to keep assessments as low as possible. Here's how you can help:

Kitchen Aid

Large appliances—washing machines and dishwashers—consume the most water, so they are important places to start any water-conservation efforts.

Set the water level on your washing machine to match the size of your load. Try to avoid doing frequent small loads; whenever possible, run the machine only when you have a full load.

You don't need to rinse dishes before putting them in the dishwasher! No, really. Hand rinsing dishes under the faucet uses 15-18 gallons of water per load. If your dishwasher has a pre-rinse cycle, try using it instead of hand rinsing. If a dish or two isn't completely clean after the dishwasher cycle, finish the job by hand.

Like the washing machine, only run the dishwasher when it's full. If you have only a few dishes, wash them by hand in a sink or basin—not under a running faucet. Use a second basin or dishpan for rinsing, or spray rinse all the soapy dishes at once.

Splish-Splash—Conserving in the Bath

After these major appliances, the bathroom offers the next biggest opportunity to save water.

Make sure your toilets are all working efficiently. According to the American Water Works Association, the average American home loses 14 percent of all water used to leaks. (And, remember, the toilet is not a waste basket.)

Keep your showers as brief as possible or turn the water off while shaving or scrubbing in the stall. Consider installing water-saver showerheads and faucets.

When taking a bath, close the drain while the water warms up then adjust the temperature. Monitor the tub as it fills, and turn the water off at the half-way mark.

Running Hot and Cold

There's nothing as refreshing as a cold drink of water, but don't let the faucet run to get it. Chill a container of water in the refrigerator instead.

Avoid running hot tap water over frozen food to defrost it; put it in the refrigerator the night before.

Rethink any tasks you usually perform under running water—like washing vegetables or brushing your teeth. (A gallon of water a minute flows through a tap that's only half open.) Use a dishpan or bowl of water instead of letting the tap run. Then pour the water from the bowl on your house plants.

"Used" Water

Before pouring that half-filled glass of water down the sink, ask yourself where it could be put to good use? How about pouring it in the dog's bowl? And the condensate from the dehumidifier is suitable for watering plants. Other sources of "used" water are suitable for reuse—it just takes a little imagination and a change in routine.

Water conservation begins with each of us. If each resident makes a few simple adjustments in household routine, the association can conserve thousands of gallons of water and save thousands of dollars each year.

Committee Volunteers Needed

Crosswoods would not be Crosswoods without the volunteers who dedicate their time to keeping Crosswoods beautiful. The Architectural Control Committee and the Landscape Committee are looking for volunteers.

Members of the ACC are responsible for reviewing applications for alterations to the exterior of the home.

Members of the Landscape Committee are responsible for reviewing applications for alterations to the surrounding landscape of a home.

If you are interested in volunteering a little bit of your time to the place you love to live, please contact Jaz in the Office or attend a committee meeting.



The Office Hours

In order for the office staff to continue to provide the best possible service, please conduct your business during the following office hours. If you have an emergency after hours, the answering service will contact the appropriate individual.

Regular Office Hours:

Mon, Tues, Thurs: 10am-4pm

Wednesday: 10am-6pm

Friday: 10am- 3pm

The office will be closed and the crews will not be on site in observance of the below holidays.

Jan. 19th—M.L.King's Birthday

Feb. 16th—President's Day

RECYCLE FEST

Recycle your electronics to support education & the environment!!

Recycle Fest will recycle your old Computers, Monitors, TVs, Cell Phones, Video Games, Digital Cameras, Printers, Radios, Printer Cartridges, Printers and Much More!

Located at:
Sylvan Middle School
7137 Auburn Blvd.,
Citrus Heights, Ca 95610

For More Info, Call:
(916)971-7873

January 17, 2009
9:00 a.m. - 3:00 p.m.

MANAGER'S REPORT

January 2009

WORK ORDERS

As of December 2, outstanding work orders have been dramatically reduced. Outstanding work orders were at their peak in July. Facilities' outstanding work orders were 325 and are now 82. Landscape outstanding was 206 and is now 74. It is a remarkable improvement in a short period of time. I'm proud of the crews. As of 12/2 the work orders are at a level last seen in October, 2006.

CC&R REVISION PASSES

Revised CC&Rs were signed, notarized and delivered to the Crosswoods attorneys for recording. The documents were received after recording and have been duplicated and distributed to the membership together with the insurance certificate.

POOLS

We have installed secondary locks on all pool gates to prevent unauthorized use of the areas when the pools are closed. The pools have filled up with our winter rains and we are pumping out some excess water to preserve the filtering water flow. The new pump on the main pool failed and has been replaced under warranty.

LANDSCAPING

The leaf drop is in full swing; Our landscapers are very busy with leaf collection. We've hired another landscape crew member.

TREES

We will enter 2009 with a backlog of tree work which is not safety related. We have been holding all non-emergency tree work since October as the budget was approaching and did reach its limit.

RV LOT

The original plan to have the facilities building up and closed in by the end of the year fell victim to city requirements and scheduling. Review by the City of Citrus Height and the Sacramento Metropolitan Fire District Continues. We have replaced a number of the area lights and also replaced roller wheels on the gate. Another contractor has provided a cost for changing the method of control and entry through the gate.

Stop the Barking

Dogs left alone all day get bored and restless, and many find relief in barking. Some respond noisily to any and all activity. But, nothing is as annoying as incessant barking—even for dog lovers. If your dog is a yapper or a yowler, please consider some of these bark-abatement ideas to keep the noise down in your area. Your neighbors will thank you!

Training: Always the first recommendation for any behavioral problem! Help is as close as the Yellow Pages. Training not only helps your dog, you'll be surprised how much it helps you, too. You may get some insight into *why* your dog barks so much, or what it is trying to communicate.

Citronella collars: A humane alternative to the electric-shock, anti-barking collar and costs about the same. Available on the web and in pet stores.

Confinement. Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.

Reduce stimulus. Close drapes to help muffle street noise, or leave a radio on to mask it. Disconnect telephones and doorbells before leaving your home if they upset your dog or make it bark.

Companionship. Dogs are pack animals; they need companionship—a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service, or drop your pooch off at a friend's place once or twice a week.

The 2008 Annual Meeting and Election

The 2008 Annual Membership meeting started with confusion over our reservations for the meeting room, which resulted in the meeting being moved to a kindergarten classroom. It ended with plenty of snacks and the election of five members of the Board of Directors. Elected to the Board were (in alphabetical order) Carolyn Blevins, Jim Fuchs, Leslie Lake, Paul Ogden, and Wayne Wilcox.

President Jodie Crandell presented her report, followed by reports by Association Manager Mike Wolcott, and Finance and Insurance Committee Chair Stan Spalding. Homeowners then had the opportunity to ask questions and make suggestions.

While waiting for the votes to be tallied, a drawing was held to pick a winner for the \$100 gift card, chosen from the names of all homeowners who voted on the CC&Rs. The winner of the card was Thomas Burki. During that time, homeowners also had the opportunity to visit. We promise that no one will have to sit in kindergarten chairs at the 2009 meeting!

Don't go around saying the world owes you a living.
The world owes you nothing. It was here first.
- Mark Twain

<<<President's Report Continued from Page 1>>>>

In November the previous Board met in a special session to officially seat newly elected members Paul Ogden, Jim Fuchs, Wayne Wilcox, Carolyn Blevins and me. Officers for the 2009 Board of Directors, in addition to me, include Alan Leach – Vice President, Carolyn Blevins – Secretary, and Paul Ogden – Treasurer.

The Board and Association Manager Mike Wolcott have a meeting scheduled with our attorney, Rod Baydaline this month. This is an annual meeting, in which the members of the Board learn what our legal responsibilities are, as well as being brought up to date on new and pending legislation regarding homeowner associations in California. We also have time to ask questions and address specific issues. The meeting is always educational and informative.

I would like to encourage each of you to be informed and educated homeowners. The Board of Directors is elected to represent you. We want to hear what you think our Association is doing well and what we need to continue to improve. I look forward to a positive and productive year.

Board Meeting Report

The Crosswoods HOA Board has not had a regular meeting since the Annual Meeting.

This column will return in the March Newsletter.

Don't Be Alarmed, Be Aware!

Recently, the office received several reports of unusual activity. People knocking on doors late in the evening and gates to courtyards swinging open late at night. A few days later we received a report that a homeowner's car had been broken in to. Fortunately, no one was hurt and the perpetrators didn't get away with much.

In addition, a few weeks ago, several of the mailboxes throughout the association were broken into. The main outgoing mail unit on Crosswoods Parkway was also damaged.

Please be cautious when answering your door at any hour of the day. Be aware of your surroundings at all times. Most importantly, contact the Citrus Heights Police by dialing 911, if you witness any suspicious activity.

Please also notify the office and your neighborhood watch coordinator to keep your neighbors informed about the activity in your area. If your area map is not updated, please provide your current information to the office or to your street coordinator. Let's work together to keep Crosswoods a safe and enjoyable place to live.



November & December 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 months of November and December are as follows:

<u>November:</u>	<u>Landscape</u>	<u>Maintenance</u>
Beginning Open Work Orders	69	121
Opened During Month	27	10
Closed During Month	22	49
Ending Open Work Orders	74	82
<u>December:</u>	<u>Landscape</u>	<u>Maintenance</u>
Beginning Open Work Orders	74	82
Opened During Month	18	27
Closed During Month	39	18
Ending Open Work Orders	53	91

Love Your Dog, Leash Your Dog

We love dogs—we really do. That's why the association is committed to enforcing the county leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you.

We also love our community. That's another reason the association is committed to enforcing the county leash law—so all residents may enjoy our community.

We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your dog is running free.

Message from Your Maintenance Supervisor

1. Paint Season is finally complete. Painting will resume in May 2009.
2. The Federal trapper has advised that it is skunk mating season and that the aroma will fill the air rather rapidly. So, please check your vent screens and make sure they are secure. We are restricted as to the number of traps we can have at one time, so we ask your patience during the smelly season.
3. Gutter Cleaning has begun. Please remove any fragile or valuable items from your decking and courtyard areas. This will ensure their safety.

We thank you for
your patience!