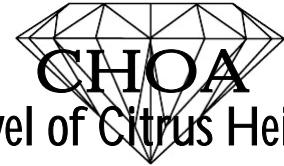




CROSSWOODS REPORTER



July/August 2008

Jewel of Citrus Heights

CROSSWOODS HOMEOWNERS ASSOCIATION

6510-B Crosswoods Circle
Citrus Heights, CA 95621
Phone: 916/723-3120
Fax: 916/723-2234

Email: Contact@Crosswoodshoa.com

Website: <http://www.Crosswoodshoa.com>

BOARD OF DIRECTORS

Jodie Crandell, **President**
Leslie Lake,
Vice President & Secretary
Gene Schrepel
Lynda Culp
Faryn Milan
Alan Leach
Chuck O'Bear
Dee Natter

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 Isbel
RV Lot – Bob Acrea

OFFICE STAFF

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

CAST YOUR BALLOT

The revised CC&Rs and Bylaws were sent out to all homeowners in April 2008. The original deadline for those ballots to be received in the office was June 17, 2008. A majority vote is needed to approve those documents. As many of you already know, there is a total of 451 homes in Crosswoods and each household is allotted one vote. To date, only 170 ballots have been received in the office. This means a significant number of homeowners have yet to cast their ballots. If you did not receive your packet or you simply need a new ballot, please contact the office. Jaz is more than willing to provide an additional ballot for those homeowners who haven't already voted. It is critical that everyone take the time to review the documents and cast a vote. Your vote does matter!

The Board has extended the deadline to September 15, 2008. If you have any questions, please contact the Office.

Happy Fourth of July

Have a safe and enjoyable Independence Day!

President's Report

Jodie Crandell

Summer is here and Crosswoods continues to bloom into beautiful splendor. The pools are open and sparkling. The landscape crew is busy making sure that our grounds are maintained in a manner that we can all appreciate and be proud of. The maintenance crew is painting an average of 4 units per week and is on track to meet the originally set goal of 83 units by the end of the 2008 Painting Cycle. I hope you have seen the baby turkeys being led around by very watchful and nervous mother hens. Those of us on the Board and all your volunteer committees continue to work hard to ensure that our community is bright, enjoyable, safe and well maintained. One of the best ways to thank your volunteer citizens is to cast your vote for the CC&Rs. We have extended the time for voting to September 15, 2008. Another way is to volunteer your own time to either the board or to one of our committees. We continue our search for a Board Treasurer. All of us at Crosswoods HOA hope your summer is a fulfilling one.

MARK YOUR CALENDARS!!

THE ANNUAL MEMBERSHIP MEETING FOR THE ELECTION OF NEW DIRECTORS WILL BE IN :

NOVEMBER 2008 (specific date to be determined)

Three seats on the Board of Directors will become vacant at the end of the year. The terms of the newly elected Directors will be 3 years serving over the period of 2009-2011. The Board appointed Alan Leach as this year's Nominating Committee Chairperson. The Committee members are:

Alan Leach	723-8954
Midge Ames	723-0293
Mel Powell	725-7489
Ted Swanson	721-4683
Cathy Crosby	727-3170

The Committee looks forward to meeting with prospective candidates. Interviews will be scheduled for August and September. Board member candidates will have the opportunity to address homeowners at Crosswoods' Get Together Night September 4, 2008.

Past Committees have agreed that there are certain basic values that a candidate should have to be an effective Board member. They are described below:

IMPORTANT QUALIFICATIONS FOR BOARD MEMBERS

The Committee and the Board thank each of you who considers volunteering for such a key responsibility. Being a Board member helps you become involved as a member of this community, helping to make key decisions for the future of the Association. **YOU DO NOT HAVE TO BE RETIRED TO SERVE ON THE BOARD! A NUMBER OF OUR CURRENT BOARD MEMBERS WORK FULL TIME.**

The following are desirable qualities for candidates seeking election to the Board of Directors:

Always work (without personal bias) to serve the best interest of the Homeowners Association and all of its members

Understand that you are legally required to exercise "fiduciary responsibility" when overseeing the operations of the Association.

Be able to work cooperatively with others on the Board and understand you have a responsibility to support any position for which the majority of Board members voted.

Be willing and able to spend the time required to attend Board meetings, research and understand the Association's governing documents, and perform other duties as required.

Have the ability and willingness to listen to the concerns of any member.

A large Association like Crosswoods can identify a number of people with some of those special qualities but it isn't always easy to get them to use their time and talents as a Board Member.

This is your opportunity to volunteer for the Association.

MANAGER'S REPORT

June 15, 2008

POOLS

New drain covers were in place when the pools opened on May 23rd.

OFFICE

In the "it never hurts to ask" department, as we negotiated our new contract with Comcast, we asked for no charge internet service for the office. They agreed and it has been installed, translating to a permanent savings of \$650 per year. The cable is also approximately 10 times the speed of the Surewest DSL.

The new copier has been installed. It is an all-in-one machine. It copies, faxes, scans and prints. Jaz is experimenting with saving meeting packets to the computer via the scanner. This would indefinitely preserve the data.

LANDSCAPING

The initial appearance of the Oak Worm has ended. I'm hoping we have missed that \$7,000 expense for a second year.

Crosswoods owns three riding mowers made by Walker. The newest mower has had the most trouble, indicating a possible quality control problem. As a result, I am looking into alternative equipment when we are ready to replace one of the Walkers.

I have two bids for grub spraying and we will do some selective spraying in the next month.

Due to the damage from the storm in January, we are using the tree care budget faster than predicted. General tree skirt pruning has started with the trees affecting walking areas first on the list. This is being done by our staff and doesn't affect the tree care budget.

SMUD removed a magnificent Cedar on Monteverde as it was blocking access to the SMUD box. The Cedar was a flourishing, spectacular, very large specimen. It was a big shame and waste, but Crosswoods had no choice.

On May 14, a monster Oak on the Park District property behind Vera Cruz fell with a loud bang. It didn't hurt anything of ours and will be cleaned up by the Park District. Another Oak did the same behind La Cima, also on Park District property.

(Continued on Pg. 4)

SEPTEMBER 6 MEETING

Margaret Bell

There will be entertainment, refreshments, and door prizes at a meeting in the Sylvan Oaks Library on Saturday, September 6, from 1 to 4 p.m. Creative artists and art lovers in Crosswoods won't want to miss it. Sponsored by a local group of literary artists, the meeting will bring artists in all fields (literary, musical, visual) and art lovers together to discuss what they do, where they do it, and the organizations that support their efforts. Artists may bring examples of their work to show or to sell. (Space is limited so examples must not exceed twelve inches in width or height.)

The featured speaker, Sue Clark, has an impressive resume reflecting many years of experience in writing, publishing, and teaching. A professional writer and literary agent, she teaches fiction and poetry writing in Lincoln and Martinez, along with poetry classes through the Sierra College emeritus program. She and several other speakers will explore how elementary and high school students may participate in various artistic activities. Everyone attending will be encouraged to participate in the discussion.

Volunteers are still needed to greet people as they arrive and have them sign cards for door prizes. In addition, if anyone in Crosswoods has a plug-in microphone they would allow the group to use for this meeting, it would be much appreciated. Please call Margaret Bell at 723-2829 if you can help.

Annual Night Out!

September 4, 2008

Leslie Lake

Mark your calendars for the annual Crosswoods Meet Your Neighbors Night. This year's event will be held on Thursday, September 4, at 6:00 PM. As in the past, the event will be held on the grassy area at San Altos Circle and will include a potluck. Bring your lawn chair as well. We will provide iced tea and lemonade.

We had a great crowd last year and hope to have even more homeowners attend this year. Circle the date now so you don't miss the chance to meet new neighbors and chat with old friends. We hope to see you there!

Trash & Recycling

Cart Spacing

Please place your carts on either side of your driveway or at the edge of the curb. Wheels of the carts should be next to the curb with the front of the cart facing out toward the street. Allow a minimum of three feet of clearance on all sides of the carts from objects such as trees, fences, mailboxes, streetlights and other carts. Please position your carts in a manner so pedestrians can use the sidewalks.

Secondhand Tobacco Smoke

Gene Schrepel

Recent news has made us all even more aware that secondhand tobacco smoke is toxic and can cause big problems for people with respiratory problems. Apartment residents have special problems where units share common entrance hallways and heating/air conditioning systems. Some areas of California have mandated strict no-smoking laws for apartments in order to deal with the problem.

We are very fortunate here in Crosswoods because all our units have private entryways and do not share heating/air conditioning systems. Smoking outside on decks or in courtyards, however, could become a problem for a nearby neighbor who is extremely sensitive to tobacco smoke due to a respiratory condition. We should all be aware of any special needs of our neighbors and be careful that our actions do not cause problems for a neighbor.

Articles 2.2 and 4.7 of our Crosswoods CC&Rs prohibit Offensive Conduct and Nuisances that cause "unreasonable embarrassment, disturbance, or annoyance to any residents of the Development". Strict laws against smoking, such as are seen for apartments, have not been put into place for townhome developments such as Crosswoods. Consideration for our friends and neighbors should motivate us to be concerned about the effects of our own actions.

I think we can agree that consideration for those around us can help avoid the sometimes heavy-handed administration of restrictive laws such as 'no smoking' legislation.



HOT WEATHER TIPS: OVERHEATING OF THE BODY

Some tips for coping with the hot weather excerpted from the Centers For Disease Control and Prevention's Emergency Preparedness and Response literature.

- Drink plenty of fluids. Consult your doctor if you are on fluid restriction. Very cold drinks can cause stomach cramps.
- Replace salt and minerals. Salt and materials are removed from the body by sweating. Sports drinks can help replace the lost salt and minerals. Salt can also be replaced with salt tablets. Consult your doctor if you are on a low salt diet.
- If you must be outdoors, choose light colored, loose fitting clothing. Try to limit your outdoor activity to morning and evening hours. Try to rest often in shady areas to that your body's thermostat will have a chance to recover. Wear a broad brimmed hat and apply broad-spectrum sunscreen of at least spf 15. Limit sun exposure during mid-day hours and in places of potential sun exposure such as beaches.
- When working in the heat, pay attention to your co-workers and have someone do the same for you. Heat induced illness can cause a person to become confused or lose consciousness.
- People 65 and over should check on each other daily in the hot weather. Those of us who are 65 and older may not compensate for heat stress efficiently.
- Children 4 years of age and younger rely on others to regulate their environment and provide adequate liquids. Never leave children unattended in parked cars. They are at the greatest risk for heat stroke. When leaving your car, check to be sure everyone is out of the car. Don't overlook any children who have fallen asleep. Dress children in cool, loose clothing and shade them with hats or an umbrella.

(Manager's report Cont. From Pg. 3)

As of June 15, all but the largest portion of the first tree has been cleaned up and some cleanup of the second tree has been conducted.

Also on May 14, there was an unusual sighting of a raccoon during the day. The trapper said to not worry too much as they are moving due to the heat. However, when I found the little (a juvenile) fellow, he was lethargic and didn't move away when I approached. Because of that behavior, we called animal control. They came out and tried unsuccessfully to catch him. The officer said he looked sick to her, too. Later in the day the critter was reported by another homeowner on one of the nearby pathways dead. So, be careful when dealing with the wildlife as some may carry diseases.

FACILITIES

Painting on Rancho Mirage was complete on June 13 and Vera Cruz has begun. The crew is completing 4 addresses per week. If this pace continues, we will finish the 2008 scheduled homes and the 19 left over from 2007.

The Post Office has repaired one of our failing mailboxes.

Side Jobs

Leslie Lake

There have recently been complaints by some homeowners about work performed by some of the Association's employees as side jobs after their normal working hours. Crosswoods Homeowners Association is not responsible for work that employees perform for a fee for individual homeowners.

Just as if you hire a handyman or some other individual to do work on your property, Crosswoods residents are responsible for seeing that the work for which they pay any individual is done to their satisfaction. It is not up to the association to intervene, whether the person doing the work is from an outside company or is a Crosswoods employee doing side jobs after working hours.

April & May 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 April & May are as follows:

<u>April:</u>	<u>Landscape</u>	<u>Maintenance</u>
Beginning Open Work Orders	155	259
Opened During Month	59	41
Closed During Month	48	18
Ending Open Work Orders	166	282
Date of Oldest Open Work Order	04/06/2006	1/24/2006
<u>May:</u>	<u>Landscape</u>	<u>Maintenance</u>
Beginning Open Work Orders	166	282
Opened During Month	69	23
Closed During Month	61	23
Ending Open Work Orders	174	282
Date of Oldest Open Work Order	4/06/2006	02/28/2006

Crosswoods Website & Email Update

If you haven't already done so, check out the new Crosswoods Website. The website address is:

WWW.CROSSWOODSHOA.COM

The site has proven to be helpful for many homeowners. In addition, there are beautiful photos of Crosswoods taken by homeowners, as well as the office.

Also, the Crosswoods Office has changed its email address.

The new general email is:

CONTACT@CROSSWOODSHOA.COM



Cartography?

If Cartography is your hobby or if you know someone with this hobby, please contact the office. The Association is looking into the development of a new map of Crosswoods.

Thanks



CLEAN UP COMING

Mike Wolcott

We're going to do it again! The dumpster placed on the circle in September, 2007 for the garbage clean up service provided by Waste Management was a great success, filling the container completely. In response to that interest, we will be placing a dumpster this year in the same area next to San Altos. The dates will be September 2, 3 and 4. The pick up includes only items which are in the dumpster and it can't be filled over the top. There are items which are not accepted for collection by this method. Please check with Waste Management for a list of what's acceptable.

No Chairs in the Common Area

It has come to the attention of the Association that there is a growing number of personal chairs & other furniture showing up in the Common Areas seemingly on a permanent basis.

A reminder to all residents of Crosswoods: The common areas belong to the Association and are not for storage of your lawn/home furniture. Yes, the common areas are a beautiful place to relax & take in nature, but you must keep your furniture in your house, garage or on your deck.

Animal Concerns

We all love our beloved wildlife and every once in a while they get into trouble and will call on mankind for assistance. Unfortunately, the office is not equipped to provide the right type of care for these animals. Here's who you could call:

Citrus Heights Animal Control:
(916)725-PETS (7387)

-OR-

Wildlife Association:
(916)965-WILD (9453)

Board Meeting Report

The Crosswoods HOA Board met on May 28 & June 25 and some of the actions were as follows:

- ◆ Extended the CC&Rs & By-laws voting deadline to September 15.
- ◆ Approved Wayne Wilcox as a new ACC member.
- ◆ Approved the Summit Roofing Contracts as recommended by the F&I committee.
- ◆ Approved Eva Slover & Laurie Isbel as the new Co- Coordinators of the Neighborhood Watch Committee.

Vacant Director Position

There's a vacancy on the Board of Directors after a member recently resigned.

If you are interested in volunteering your time to serve as a Director on the Board, please contact the office to be considered. You may also contact any of the members of the Nominating Committee, their names and numbers can be found on Page 4 of this Newsletter.

Neighborhood Watch Coordinators

Please join the Board in Thanking Eva Slover and Laurie Isbel for volunteering to be Co- Coordinators of the Neighborhood Watch Committee.

Remember, if you are a Street Coordinator, please update your street maps and turn them into the office for duplication and distribution to your street's residents.

IRRIGATION DISAPPOINTMENT

Manager Mike Wolcott

In March of 2007, Crosswoods and California American Water embarked on a project to renovate the Crosswoods irrigation system. The project was to be funded with grant money at no cost to Crosswoods. It included thirty five new controllers managed automatically by a central computer and a satellite link for weather updates. The new equipment would replace the heart of our system with components which would do a more efficient job of irrigating, thus saving water consumption. The reduced consumption would result in a direct cost savings for Crosswoods. After approximately one year of delays and assurances from California American, the company now reports that funds for the project no longer exist. Crosswoods had not entered into a contract for the work, so the project just died.

ABS PIPE REPAIR REIMBURSEMENT PROGRAM ENDS

Stan Spalding, Chair, F&I Committee

On June 25, 2008, the Board of Directors determined that there were no more funds available to reimburse homeowners for repairing broken ABS pipe. Perhaps a little history would help explain this action by the Board.

In the early 1990's, Crosswoods HOA sued the General Contractor who built the homes in Phase 8 in a Construction Defect Litigation lawsuit. There were 6 major categories included that were the Association's responsibility to maintain. They were:(1)Shake Roofs, (2)Flat Roofs, (3)Decks, (4)Siding and Trim,(5)Concrete, and (6)Drainage.

In addition, the Association agreed to consolidate and represent the homeowners' claims for defective ABS piping that was used for plumbing drain lines. After these homes were built, certain brands of ABS pipe that had been used in the original construction were found to be defective, and subject to early failure. Although each homeowner has individual responsibility for his/her unit's internal plumbing, the lawsuit incorporated the homeowners' claims as a matter of convenience.

When the lawsuit was settled, the Association received a settlement for repair and replacement of defective ABS pipe. Those funds were placed in the Phase 8 Litigation Reserve Account along with the funds for items 4, 5 and 6 above. As homeowners experienced broken ABS pipe repairs, they were reimbursed for actual and reasonable repair costs. To date at least \$44,000 has been paid out from Phase 8 litigation funds to homeowners for these repairs, which exceeds, by far, the original settlement amount for this category.

That is why the Board, on the recommendation of the F&I Committee, has announced the termination of reimbursement activity for ABS pipe repairs. The funds remaining in the Phase 8 Litigation Reserve Account (about \$15,000) will be transferred to the Concrete Reserve account and used for driveway and pool concrete repairs.

Internal plumbing remains the responsibility of each unit owner. We have been advised that it would be illegal for the Association to use the money from dues and assessments to reimburse individual homes for these expenses once the lawsuit funds are gone.

The office will not accept any additional claims for ABS pipe repair reimbursement.