



# CROSSWOODS REPORTER

March/April 2008

CHOA  
Jewel of Citrus Heights

## CROSSWOODS HOMEOWNERS ASSOCIATION

6510-B Crosswoods Circle  
Citrus Heights, CA 95621  
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### BOARD OF DIRECTORS

- ◆ Jodie Crandell, **President**
- ◆ Leslie Lake, **Vice President**
- ◆ Wilma White, **Secretary**
- ◆ Vacancy—**Treasurer/CFO**
- ◆ Alan Leach
- ◆ Lynda Culp
- ◆ Leslie Lake
- ◆ Faryn Milan
- ◆ Chuck O'Bear
- ◆ Dee Natter

### MEETING CALENDAR

(Date Sequence Order)

#### 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 – Vacant  
RV Lot – Bob Acrea

### OFFICE STAFF

- Mike Wolcott – Association Manager
- Jaz Tuala – Coordinator
- Patti Wright – Controller

## More Recycling

Leslie Lake

Thanks to a good idea and some research by homeowner William Nielson, homeowners who do not live close enough to Crosswoods Circle to easily recycle will soon have the opportunity to do so. Allied Waste will be delivering four recycling cans to the office next week.

Homeowners will have access to the cans, which will be put in the main pool area. The cans will be placed on the curb near the office every other Thursday so that residents may deposit their recyclables for Friday pick up. The next scheduled pick up will be Friday, March 28th.

Because we all pay for recycling on our Allied Waste bills, this will allow more homeowners to take advantage of the recycling program. Please remember that cans should not



be overfilled and that no recycling should be placed around the cans. The Board will monitor the use of these cans to make sure that they are used appropriately and don't cause a nuisance.

## President's Report

Jodie Crandell

The Board is happy to welcome Dee Natter as its newly appointed Director. Dee is recently retired from Hewlett Packard. She will serve the remainder of Wayne Wilcox's term which is the end of this year. We appreciate her willingness to serve on the Board.

While we are now a full Board, we are still looking for a homeowner to serve as Treasurer. Please contact the office if you are interested in this position.

## Manager's Report

Mike Wolcott

### LANDSCAPE

A replacement truck for the flatbed has been purchased and is in use. The truck is a 2006 Ford F350 cab and chassis with a flatbed, stakesides and 2 four foot toolboxes. The truck was originally priced at \$35,750+ tax and license and we bought it for \$22,500 + tax and license. The total cost to Crosswoods is \$24,988. Crosswoods got a hell of a deal. It's immediately saving money as trips to the RV Lot to dump during the day are no longer necessary, thus saving two person labor for those trips. The old flatbed went to an auto recycler as it was not salable due to its condition. The truck was in sad shape, both mechanically and visually.

The first fertilization of 2008 is complete and the turf is greening up. There is Bermuda grass which hasn't responded to the warm weather yet, as evident in the areas where turf exists but is still brown.

I'm looking into sale of our firewood. The business on Auburn Blvd., just past Greenback, has not yet responded to my inquiries.

The putting green advocate and I settled on a turf area to test for putting. The grass was cut shorter as a test. The interested homeowner indicated that the area is not flat enough to be useful. Case closed as there are no other areas which would better suit the idea.

### POOLS

The San Felipe pool landscaping has been heavily pruned including shrubs, ground cover and trees.

The main pool fence has been successfully repaired with the replacement of decayed posts. After some looking, we were able to locate the same post as used in the balance of the fence.

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## AC Committee Volunteers

Our Architectural Control Committee (ACC) extends their deepest thanks to both Jim Bryson and Joann Mattos for all their time and countless contributions to Crosswoods.

The Architectural Control Committee reviews applications from homeowners for modifications to their individual units. The ACC meets at 7:00 p.m. on the first Tuesday of each month in the Crosswoods Meeting Room. They currently have openings for new members and are particularly interested in you if you have experience with reading drawings of proposed projects.

If you have a strong desire to make a difference, want to get involved, or have any interest in becoming a member of the AC Committee, please contact the Crosswoods office for more information.

## Membership List Opt Out

Use the following form to exclude your name from the list that must be provided to any Crosswoods homeowner upon 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 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 hours.**



## OFFICE HOURS

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

## Comcast Coming Around!

As many of you already know, last year Comcast announced that they would be going completely digital by 2009. They then also changed their channel lineup for our basic plan, which resulted in a loss of various channels. Many of you currently rent a digital box for an additional charge in order to get those lost channels back.

After months of communication with our Comcast Representative, we are finally tying up all the loose ends. The Board reviewed and approved the new contract with Comcast at the February meeting. The new service plan will include basic digital service, one digital cable box and one digital remote free to all Crosswoods Homeowners. Those homeowners who already have a digital box and remote will no longer be charged an additional fee. The service plan also includes "On Demand," which will give you access to free movies, free music, certain network shows and other entertainment tools.

The office staff is in the process of making arrangements with Comcast for a time and place where Homeowners can pick up the digital box and remote. You will be notified by Comcast via mail as soon as the arrangements have been finalized. If you currently have a box, you will need to do nothing. Comcast estimates the setup & installation will begin by May this year.



## Reporter Changes

Leslie Lake

In order to balance the need to keep homeowners informed and to be fiscally responsible, the Board has decided to make some changes to the Crosswoods Reporter. Beginning with the March issue, the newsletter will be published bi-monthly rather than monthly.

We also plan to condense the news of the association into fewer pages. This helps save paper, printing, and postage costs. (Owners who do not live on site receive the Reporter in the mail.) Our aim is to continue to provide homeowners with timely information without being repetitive or exceeding our budget.

As always, we hope to hear from you with ideas for articles or letters suggesting ways we can improve this communication tool. The Board believes that the revival of a regular Crosswoods Reporter has been a positive change for the association members, and we want to continue that practice. Jaz Tuala and the office staff will be taking over the publication of the newsletter, which will be much easier for them thanks to all of the work of Gene Schrepel in bringing the Reporter back to life.

(MANAGERS REPORT continued from pg. 2)

### FACILITIES

Regarding the facilities headquarters in the RV lot, I provided drawings from Wayne Wilcox to Myron Taylor and also to Chuck O'Bear for production on auto cad. A take off of materials has been done by Facilities and the result is that our budget appears to be sufficient. Myron will confer with the city and try to meet with a building division representative on site to understand what they need in the way of drawings.

### IRRIGATION RENOVATION

The scope of work is complete, the insurance requirements have been met, the contract has been returned to California American with final comments from Rod Baydaline. If California American accepts our final contract draft, the contract will be submitted to the Board for signature.

### CHIMNEY CAPS

We have replaced a chimney chase cap recently. This is the sheet metal piece which forms the top of the wooden chimney frame as you view from the ground. That frame contains the chimney pipe. This is unusual enough for Stan to suggest that I inquire of Summit Roofing if this is going to be a replacement need that we should be funding. Summit reports that they have changed three in the past ten years; they don't expect it to be a significant expense.

### SPRING

The critters (skunk, raccoon and turkey) are in the baby making mode. The skunks are finished and the community smells a lot better. The turkeys seem to be a bit more oblivious of traffic than usual during this period with more incidents of cars having to stop for them.

## Board Meeting Report

The Crosswoods HOA Board met on February 27, 2008 and some of the actions this month were as follows:

- ◆ Welcomed New Director, Dee Natter.
- ◆ Approved the Roofing and Gutter Contracts as recommended by the F&I Committee.
- ◆ Approved the use of four recycling bins, to be stored at the office and put out on Crosswoods Circle the Thursday before pickup.
- ◆ Discussed previous plans for location and cost of the new storage facility. Mike Wolcott will provide additional information at next Board Meeting.
- ◆ Approved the formation of a committee which will be dedicated to researching and evaluating the cost of outsourcing turf care and painting.
- ◆ Approved the Use of Paychex as a Payroll service as recommended by the F&I Committee.
- ◆ Accepted Manager Mike Wolcott's Proposal to purchase a new flatbed truck to replace the failing truck that has become a safety hazard.
- ◆ Approved Comcast Service Contract to include new digital cable services for all homeowners.
- ◆ Discussed researching the possibility of selling some of the left over wood from downed trees.
- ◆ The development of the Crosswoods Website was tabled until March meeting.
- ◆ Approved the recommended changes from legal counsel in regards to Bylaws & CC&R revisions.

**Board Meeting Minutes  
are available for review  
in the Crosswoods Office.**

## 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. For the month of January the report is as follows:

	<u>Landscape</u>	<u>Maintenance</u>
Beginning Open Work Orders	136	330
Opened During Month	47	73
Closed During Month	15	117
Ending Open Work Orders	168	286
Date of Oldest Open Work Order	3/8/2005	1/24/2006

The above figures do not accurately reflect the crews' work activity as not all requests are made formally and time spent on regular scheduled upkeep is not incorporated.

## Lost and Found

If you have lost something while out walking, or if you should find anything, please contact the office to describe your lost item or to bring found items to the office to be claimed.

Here are current Lost and Found items:

- Lost: Nothing reported
- Found:
- 1) Lots of Sunglasses
  - 2) Car & House Keys
  - 3) Vehicle Manual
  - 4) Garage Door Opener

If you think your item is mentioned above as "Found," please stop in at the office and describe your item to reclaim it.

## Governing Documents

After an enormous effort by dozens of homeowners over the last several years, the new version of our CC&Rs and Bylaws has been received from our Legal Counsel. They are being reviewed to verify inclusion of all modifications approved by the Board. It will then be your turn, as homeowners, to review and vote on the amended documents. If you have questions or concerns, please contact the office.

## Neighborhood Watch Committee

The Neighborhood Watch committee has been out of commission for quite some time. We are still looking for a motivated individual to bring this committee back to life. If you are interested, please contact the office.

Jaz is in the process of updating the Neighborhood Watch street maps. If you are a Street Coordinator and you are in possession of an updated street map/directory, Please contact the office or stop by with a copy.