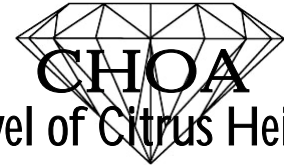




# CROSSWOODS REPORTER



May/June 2008

Jewel of Citrus Heights

## CROSSWOODS HOMEOWNERS ASSOCIATION

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

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

### BOARD OF DIRECTORS

Jodie Crandell, **President**  
Leslie Lake, **Vice President**  
Wilma White, **Secretary**  
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  
Sue Harris – Accounts Receivable

## President's Report

By: President Jodie Crandell

By now you should have received your restated CC&Rs and By-Laws, along with your ballot and ballot procedures. All of us on the Board, and your Association staff, hope you take the time to review these documents and cast your vote. We encourage you to contact the staff if you have any questions or concerns regarding the documents.

You have received the 2007 audit of the Association's financial documents. See the article below, "Annual Audit Completed" for more information.

We appreciate and encourage your continued support of Association business. We all have a financial (and a personal) interest in the maintenance and improvement of Crosswoods facilities and land, and the operations that maintain these assets. The operations that maintain these assets are conducted by Association staff, consisting of your Manager Mike Wolcott, Jaz, Patti, Sue, Rob, Myron and the facilities and landscape personnel. Your Board members provide guidance and policy setting functions for the staff activities.

If you have concerns or suggestions, please contact our staff and let them know what it is. Your active involvement and information is helpful in making sure that staff is aware of areas that need attention.

Finally, if you have a compliment or a positive comment, we like to hear that too!

## ANNUAL AUDIT COMPLETED

By: Stan Spalding

As required by our governing documents, the annual audit was completed and distributed to all Crosswoods homeowners in April. The CC&Rs say we must: a) obtain a full audit from an accounting firm, and b) distribute the audit to each homeowner by the end of April. It's done! You should have received your copy either by hand delivery, if you live on-site, or by mail if you don't. If you did not get your copy, contact the office, please.

This year we asked for bids and selected a new independent audit firm, Levy, Erlanger and Co., which is headquartered in San Francisco. Their report is similar in format to prior audits, so if you are interested in the numbers portion of the document you should be able to make valid comparisons to prior years. The auditor also made some minor operational suggestions to the Board of Directors that have been reviewed and adopted where appropriate.

This article will not attempt to "review, interpret or explain" any details in the auditors report. That is not our function and could lead to confusion and/or misunderstandings. Specifically, we believe the auditors comments were quite positive and that this task has been successfully completed. If you feel you need or want clarification on this subject, please contact the office and we will try to answer your questions.

## Manager's Report

Mike Wolcott

### LANDSCAPE

A replacement truck for Rob's pickup has been purchased and is in use by the facilities crew. Rob agreed to take the Red Ford F250 from facilities as Landscaping had received one new truck and the F250 is more suitable for Landscape as it will carry more and is four wheel drive. The new truck is a 2008 Dodge short bed half ton pickup with a six cylinder engine and an automatic transmission. Its cost was \$14,742. The six cylinder replaced a V8, so will save some fuel money.

The first sale of firewood took place and netted us \$200. Another sizable pile has accumulated. Update: that pile was sold for \$150.

We have hired two people for the landscape crew. One vacancy exists and Tomas Zuniga is out for an extended period with damage to his arm and shoulder from an off duty accident. Update: only one stayed, so we've hired again! We tried Craig's List again and got a good response.

### POOLS:

The renovation of the bathrooms at the main pool is complete. A real transformation; the crew did a bang up job.

### OFFICE:

The carpeting and linoleum in the association offices has been changed and looks great.

### SPRING:

The Oak Worms and are gone! A huge expense for spraying has apparently been avoided for the second year. However, we will be doing some spraying of turf for grubs.

## CAST YOUR BALLOT

By now you should be in possession of the revised CC&Rs, Bylaws and a ballot. If you did not receive the documents or ballot, please contact the office. It is critical that everyone take the time to review the documents and cast a vote. One ballot was issued to each of the 451 homeowners. To date, only 75 ballots have been received in the office.

If you haven't already done so, PLEASE VOTE. The deadline is June 17th. If you have any questions, please contact the Office.

## Join the Architectural Control Committee

The Architectural Control Committee is responsible for reviewing exterior alteration applications submitted by Homeowners.

The Committee welcomes all Homeowners to participate in helping to keep Crosswoods looking pristine. If you have any interest in joining the ACC please contact the office and attend a meeting. The Committee meets on the first Tuesday of the month at 7pm in the Meeting Room.

Special thanks to Frank Dysart for his dedication to the ACC over the years. You are missed.

## Spare the Air

Provided by: Sacramento Metropolitan Air Quality Management District

May 1 marks the beginning of the Sacramento region's Spare the Air season, and the Sacramento Metropolitan Air Quality Management District encourages residents to take larger strides to improve air quality in the region. Residents in the Sacramento area could experience more unhealthy air days this summer due to the implementation of a new lower federal ozone standard. Air quality isn't getting worse, but scientific health studies conducted since 1997 have shown that ozone pollution is harmful at even lower levels.

In addition, due to lower standard, communities will see more orange (Unhealthy for Sensitive Groups) and red (Unhealthy) days when viewing ozone maps located on [www.SpareTheAir.com](http://www.SpareTheAir.com).

You can Spare The Air by following simple tips such as gardening with environmentally-friendly tools, replacing charcoal grills with propane gas or electric grills, avoiding pesticides, and linking car trips or walking or biking. Also, sign up for the daily AQI forecast through Air Alert—A free air quality e-mail notice.

Everyone is affected by poor air quality. Spare The Air and spare your health!

PLEASE NOTE - The last page of this Reporter is a WONDERFUL article prepared by Stan Spalding regarding the changes to television service in the upcoming year. It is very thorough and you may want to remove it from the Reporter to keep as a reference guide. If you misplace the article, you may view it on our website or pick up another copy at the office.

## Construction on Auburn Blvd

Provided by Sacramento Regional County Sanitation District(SRCSD) and County Sanitation District 1 (CSD-1)

Construction of the Upper Northwest Interceptor 9 (UNWI-9) and Associated Northeast Area (NEA) 1&2 Relief Projects has begun in your area. The existing sewer system serving your neighborhood is nearing capacity. To better ensure reliable sewer service and meet future demands for increased capacity, construction of a new sewer system is necessary.

### What to Expect During Construction:

The majority of the UNWI-9 and NEA sewer pipelines will be installed using "tunneling," which will minimize the need for open trenches throughout the length of construction. Tunnels will be dug between 28 and 61 feet underground. For more information about these tunneling techniques, please log onto the project Website at [www.unwi9.com](http://www.unwi9.com).

Construction hours are between 7 a.m. and 8 p.m., Monday through Friday, and between 8 a.m. and 8 p.m. on Saturday. Certain exceptions will apply.

Throughout project construction, the project team will do everything possible to minimize impacts to your community. However, certain disruptions may be unavoidable, such as: Increased noise and dust, Road and lane closures or detours.

Maintaining communications with you throughout the construction process and responding to your questions and concerns are very important to us. Your patience and cooperation are greatly appreciated.

If you want to speak with us regarding an issue or impact, please call the toll-free, 24-hour hotline at (866)479-0600. For more information, please visit our project Web site at [www.unwi9.com](http://www.unwi9.com)

UNWI-9: Located along Auburn Blvd. and Old Auburn Road, from approximately Van Maren Lane, east to Fair Oaks Blvd.

NEA-1: Runs along Oak Ave, between Fair Oaks Blvd and Hazel Ave, and along Fair Oaks Blvd, between Oak Avenue and Old Auburn Rd.

NEA-2: Runs along Old Auburn Rd. between Fair Oaks Blvd. and Robert Creek Ct.

## Meet

## Beatrice Toney Bailey

The Crosswoods Homeowners' Association is proud to introduce one of many interesting and fabulous Crosswoods homeowners. Her name is Beatrice Bailey and she has been a resident here in Crosswoods for 19 years.



Bea was born and raised in Davenport, Iowa to a Baptist minister and a mother who was a gospel-recording artist. She has three sisters and one brother. She attended the University of Iowa and graduated with a BA in Psychology from California State University, Sacramento.

Currently, Bea has written a best selling self-help book entitled, "Farewell, My Friend." "Farewell, My Friend" is written for anyone who just might die one day or who has a friend or loved one who has been diagnosed with a catastrophic illness and is facing possible death. The book leads you through a step-by-step process of what to do when you receive the diagnosis and the necessary actions that need to be taken during the actual dying, death, and grief process.

Some of the areas covered in this book are: How to meet with medical professionals and document your discussions, Setting up a sick room from start to finish, Handling legal matters and contract issues, Maintaining your sanity and learning to perform like a matador by side-stepping the "bull" that comes your way ... *olé*, Navigating through the worlds of hospice, dying, death, grief and "closure" and Visualizing your new life.

More information on Bea's book can be found on her website, [farewellmyfriend.net](http://farewellmyfriend.net), or simply contact the Crosswoods Office for assistance.

## Crosswoods Website

By: Leslie Lake

The new Crosswoods website is now up and running, thanks to the efforts of Jaz Tuala. After Board approval, it was Jaz who undertook the task of putting the site together. Information about the Crosswoods Homeowners Association, the Board of Directors, copies of our CC&Rs, the Association Bylaws, Board meeting minutes, and several issues of the Crosswoods Reporter are already available.

In addition, homeowners can access appropriate forms for architectural alterations, landscape alterations, and others. There is also information about our standing committees, their purposes, and meeting dates. You can also view photos of Crosswoods online.

Check it all out at [www.Crosswoodshoa.com](http://www.Crosswoodshoa.com). Because this is still a work in progress, keep checking for our latest updates. If you have suggestions for additional information, ideas for improvement of the website, or any other feedback, please contact the office with your comments. Again, thank you to Jaz for all of the work in putting the website together.

The office advises that if you have digital photos of Crosswoods that you would like to submit for consideration, please contact the office or email them to Jaz at [Jaz.Tuala@crosswoodshoa.com](mailto:Jaz.Tuala@crosswoodshoa.com).

## Board Meeting Report

The Crosswoods HOA Board met on March 26 & April 30 and some of the actions were as follows:

- ◆ Approved purchase of new truck to replace failing Landscape truck.
- ◆ Approved Bob Burbridge as a new F&I committee member and also Paul Ogden to remain on the committee.
- ◆ Approved the audited financial statement as recommended by the F&I Committee.
- ◆ Approved the development of Crosswoods Website as informative tool/resource for Homeowners.
- ◆ Discussed the development of a Maintenance storage facility to be built in the RV Lot.
- ◆ Approved the revised CC&Rs and Bylaws which has been distributed to Homeowners for a Vote.

## Comcast Cable

On April 19th and 20th, Comcast technicians were onsite at the San Altos Courtyard. They were here to help Crosswoods transition to digital as they had promised one year ago.

Only homeowners who did not have a digital box were required to attend the mass distribution. If you were in attendance, you were able to receive a new digital box and digital remote. The technicians were also on site to assist with the actual set up of the service and answer any questions that arose.

If you were unable to attend and still do not have a digital box, here are your options for obtaining one.

- ◆ For \$13.99 you can contact Comcast to have a technician deliver and setup your box.
- ◆ Call Comcast and have a self install kit mailed to you.
- ◆ Go to the Customer Service Center at 1850 Douglas Blvd. Ste 100, Roseville to pick up a box.

Comcast Customer Service Tel: (800)856-2374

Remember, Cable service is included in your Association dues. However you are responsible for the box. In the event that you sell your home, the box must stay with the home. If you have any further questions, contact the Office.

## Pools Opening!

The weather is warming in fits and starts so that means the opening of our Pool Season cannot be far away. Final repairs and clean-up are underway and the pools will be open to Homeowners beginning on Friday, May 23 2008.

## Special Thanks!!

Thank you to all the homeowners who volunteered with preparing the CC&RS, Bylaws and Annual Audit for distribution. Your time, hard work, and your willingness to help is greatly appreciated!

Special Thanks to Wayne Fenton who helped organize the volunteers! Your efforts truly were outstanding!

Also, Thank you to all the Couriers and Street Coordinators who helped distribute the heavy envelopes. Thank you also for continuing to help deliver the newsletter. The office appreciates your constant dedication to the association.



## Couriers Needed

Special Thanks to Janis and Gordon Reynolds for dedicating their time to deliver the Newsletter for La Cima. The office is looking for a replacement street coordinator to help deliver the Newsletter and other documents when warranted. If you are a Homeowner on La Cima Court and you have the time, which will be once every other month, Please contact Jaz.

Also, if you are currently a courier or street coordinator and you are unable to continue, please help the association and your neighbors by finding a replacement.

## 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.

Mon, Tues, Thurs: 10am-4pm

Wednesday: 10am—6pm

Friday: 10am- 3pm

# COMCAST CABLE ARTICLE

May 8, 2008

By: Stan Spalding

## Is Anyone Else Confused Besides Me?

Analog or Digital? February 17, 2009? Free government coupons? Over the Air? High Def (HD) or Lo Def? What's going on? What do I need to know? What do I need to do? Maybe I'll just give up my TV watching and start playing Solitaire, Pinochle, Bridge or Sudoku!

But I have 4 TVs, and my wife wants to watch her SOAP and Dancing with the Stars, and I want to watch golf and Tiger Woods and the Masters! I had better find out what this is all about! Maybe I have to buy all new TVs? NO WAY!

So let's try to figure this out: All my TVs are at least 5 years old. Old TVs are ANALOG, newer TVs are Cable Ready or DIGITAL. Why do I care? Because on the "magic date" of February 17, 2009, all "over the air" TV transmissions should be in digital format instead of the "old fashioned" analog format. Why? 'Cause the government says so, and cuz they want to use the analog radio waves for sumthin else!

Can I still use my 4 old TVs or do I have to buy all new ones? Well, evidently digital radio waves can be converted so that an analog TV can play them. Oh good! I think! Only I have to get a converter box then. Where do I get it? One converter for each TV? Yes. Then where do I get them!

That depends. If you live in Crosswoods, like I do, our Association has a contract with Comcast Cable, and they have the converter boxes for their cable. More about that in a minute. If you don't have Comcast, you might have some other kind of signal provider, like Direct TV or Satellite or Dish. In that case, those providers will have converter boxes for their systems.

And finally, if you have a roof antenna (or rabbit ears), you get your signal "over the air" and you don't have a signal provider. What do you do? That is where Uncle Sam steps in. You can get up to 2 coupons per house, free, either on-line, by phone, mail or fax worth \$40 toward the purchase of an "over the air" converter box. That box only works for over the air signals and is being sold in some electronic stores for about \$60. It will not work with TVs hooked up to Comcast or Dish or any other pay service.

Let's talk about February 19, 2009. Have you noticed all the flap and furor that is being put out about that date? Well, it seems that date is really only important to the folks in the paragraph above who get their signal "over the air"! We get our TV signal on a cable (from Comcast). So, sure, they have to stop broadcasting analog radio waves on Feb 19, but Comcast doesn't have to stop providing the same data over their cable transmission lines on that date! So I'm not affected at all by 2-19-09!

Now, back to the specifics for us at Crosswoods, and our contract with Comcast. First a little background. Comcast offers several levels of service. The first is Limited Basic, which provides only about 25 mostly local channels and C-Span. (I mention this for a reason). The second level is called Standard Cable that provides about 64 channels (including Limited Basic). Crosswoods homeowners also receive the Digital Starter service that is included as part of our monthly dues. Digital Starter service includes one digital box and remote control that allows you to receive Standard Cable, and some other extras like 45 music channels, On Demand programming and other goodies. If a homeowner wants additional upgraded services, such as HBO premium channels, that homeowner is billed directly by Comcast for the upgrade cost. Comcast is currently broadcasting in both analog (old) and the new digital format, although they are gradually transitioning channels to the

Digital tier.

If I want more than one digital converter box, I have to pay extra for it. How much? Think in a group of 3 boxes for this pricing exercise. The first extra box costs me \$6 dollars per month, the second extra box costs me \$4 dollars more than that (or \$10), and the third extra box is no extra cost. From then on, any additional box will cost \$6.00 each per month. Got it?

Do you need to go digital and get any converter boxes now? No, you don't have to, but some programs like MSNBC and the Weather Channel are only being broadcast on digital now, and analog programming will get more limited as we go along. And you get one free box that is included in your dues, anyway, so you might as well start getting educated now!

After Feb 17, 2009, the picture gets a little murkier. The present plan is for Comcast to continue providing both analog and digital programming for a while, (forget about Feb. 19, 2009!), gradually moving the Standard Cable programs exclusively to digital, and leaving only Limited Basic programs accessible without a box. How rapidly that happens is the question. However, we know we will need a converter box to receive the "digital tier" on any TV, whether that TV is analog or cable ready/digital. It appears my options will be as follows:

- ◆ I can keep all 4 of my analog TVs, use my Association box for one TV and rent 3 additional converter boxes from Comcast for an extra \$10 a month. All 4 TVs will have full digital capacity.
- ◆ I can keep all 4 of my old TVs, use my Association box for one TV and not rent any additional digital boxes from Comcast. The 3 remaining TVs will receive Standard Cable on analog programming, temporarily, until Comcast gradually reduces the available programs to the Limited Basic service. Basic will continue for a few years more, but will also be phased out. I will have one "digital" TV, and the other 3 will be dependent on what Comcast chooses to transmit on the "analog" system. By then all my old TVs may have become worn out and been replaced.
- ◆ I can buy one or more new cable ready/digital TVs, but I must still rent a converter box for each TV that I want to receive Comcast digital programming. Otherwise my options are the same as above.

Well, well, what a surprise! I just figured out I don't have to run around like mad and get all excited about this problem. I don't have to do a thing! I can keep my 4 TVs for now, I can have as many "digital" program TVs as I desire, and the rest of my TVs will still work with Comcast programming for the foreseeable future.

**WHAT WAS ALL THE BIG DEAL AND ALL THE HOOPLA ABOUT? I'VE FIGURED IT OUT!**

New Subject: We didn't talk about Hi Definition TV, did we? It is only discussed here because you will hear about it at the same time as the other subjects. Hi Def is completely separate from all of the discussion above. Newer TVs have the capability to show pictures that are a LOT clearer and sharper than we see now, and you can guess what it is called! HD! To get this upgraded picture, you need 3 things. (1) A TV capable of receiving hi-def transmission, (2) A station that is broadcasting in hi-def and (3) A cable company that will transmit hi-def pictures to your screen. Comcast presently charges about \$8 per month to supply this higher quality picture and \$13.95 per month for a DVR (digital video recorder) which has HD capability as well. . If you buy a new TV and want HD programming, you will want to ask if it has HD capability.

Also, since we are talking about Hi Def coming to us via cable programming, will we also be able to use our new HDTV to watch higher quality DVDs? Yes, but you may have to get a new DVD player that has the capability to play them. There is now a "Blu-ray" DVD system that has been named the winner of the hi-definition DVD wars. If you want to pursue this subject further, there is much more information on-line.

This information has been reviewed with a very helpful representative from Comcast, Steve Hubbard, and represents our best data available at this time. If you need additional information, clarification or explanation, please contact the Crosswood's office at 723-3120 and they will try to assist you.