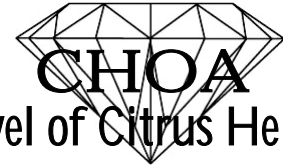




CROSSWOODS REPORTER



November/December 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**
Gene Schrepel
Faryn Milan
Chuck O'Bear
Dee Natter
Alan Leach
Harry Archer
Jim Fuchs

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 – Bob Acrea

OFFICE STAFF

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

Happy Holidays!

The Association wishes all our homeowners and residents of Crosswoods a wonderful holiday season! Travel safe & eat lots!

Annual Meeting November 13

The Crosswoods 2008 Annual Meeting will be held at 7:00 PM on Thursday, November 13 in the Multipurpose Room at the Citrus Heights Elementary School, 7085 Auburn Blvd. Five Board Member positions will be filled by secret written ballot. Voting procedures are nearly the same as last year. Mike Wolcott, Crosswoods Manager, will be in charge of the election process as Election Inspector. Statements from Board candidates were delivered with the ballots.

CC&Rs & Bylaws Passed

After months of anticipation and several re-mailings, the CC&Rs and Bylaws were finally passed on October 16, 2008. Special thanks to all those homeowners who took the time to cast their vote. The \$100 Visa gift card drawing will be held at the annual meeting on November 13, 2008. Attendance is encouraged, but not mandatory.

We look forward to seeing you all there!

Presidents Report

By: President, Jodie Crandell

We're now into the holidays, the leaves are turning (and falling!) and fall is in the air. Our annual meeting is Thursday, November 13, 2008 and I hope every one of you casts your ballot in both the Presidential election and the CHOA Board of Director election. My term is up and I am sure you have noticed that my name is not on the ballot. Thanks to Alan Leach and his hard working Nominating Committee, you have 8 candidates to choose from for your Board. Please give your Board and its volunteer committees the support and commitment that they deserve. All of these groups work very hard to support the goal of the Association – to protect, enhance and maintain the asset (our property!).

How Big is your Foot Print??

By: Judith Ann Childress

Not too long ago the terms "saving the environment" and "recycling" were considered nothing more than the radical ideas of environmental extremists thought up just to annoy the rest of us. Now the terms "Going Green"... "Reduce, Reuse, & Recycle"... "Reduce Waste"... Save Energy... Hybrid Cars...are common phrases in our growing awareness of the need for all of us to become more "greenergy" conscious and less wasteful in the way that we live.

Approximately 5 years ago the Crosswoods Homeowners Association was informed by the City of Citrus Heights that all homeowners were to be given 3 waste disposal cans; green for garden waste, blue for recycling, and the regular brown trash can. With the landscape crew handling our green waste and no private yards, Crosswoods chose not to participate in recycling. Yet many homeowners did want to recycle and that is why over the last 2-3 years more and more blue recycling cans are showing up on Crosswoods Circle for collection every other week.

In the Fall/Winter issue of the City of Citrus Heights Connections newsletter it states that all California cities and counties are now mandated to divert at least 50% of all waste into recycling. City of Citrus Heights Senior Management Analyst, Mary Poole, told me that Citrus Heights is currently recycling at a rate of 50.3%. A slim margin of only .3% above minimum is not sufficient to prevent Citrus Heights from falling below State compliance. Any city deemed below compliance risks a potential \$10,000 per day fine until the recycling rate reaches and maintains the minimum 50% level. Citrus Heights needs to improve it's recycling by at least another 10+% margin to ensure that no such financial penalty is placed on City funds. This makes it doubly important for each of us to help reduce waste to California's quickly diminishing land fill by recycling as much as possible.

Perhaps you are one of the many homeowners who feel that you just don't have the garage space for a large recycling can. If so I have a suggestion which has worked for me and several of my good neighbors.

I do have space in my garage for a recycling can however my next-door neighbor, who also wishes to recycle, does not. Our two households have an "eco-friendly neighbor's agreement". I keep a recycling can in my garage big enough for both households. The night before Friday collection, I put my recycling in the can and then place the can on my driveway right outside my garage door. For his part, my neighbor takes the can to his house, fills it with his recycling, and then walks the can out to Crosswoods Circle for pickup. In the morning, he returns the can to my garage. This way we can both recycle yet keep the can out of sight when not in use.

Maybe you have neighbors with garage space for a recycling can who are willing to share its use in exchange for you walking the can to the curb on Thursday night and back to their garage on Friday after collection...or vice versa. Since there are small, medium, and large can sizes, there's a size to fit every recycling need as well as the garage space in which to store it.

Continued on Page 3>>>>

FREE SMOKE ALARM SERVICE FOR CROSSWOODS RESIDENTS

If you need help checking or changing your batteries in your smoke alarm all you need to do is call William and his son, Forrest, who live on Monticello Court. They have volunteered to provide this valuable service to our Crosswoods Homeowners.

William at 214-0834 Or Iris at 214-0835

Meet the Candidates Night

Five of the eight homeowners running for the CHOA Board of Directors and 30 homeowners attended the October 17, 2008 Meet the Candidates Night. The event took place at the Crosswoods Community Center, next to the Sylvan Oaks Library. The candidates who were able to attend had the chance to introduce themselves and answer questions from the audience. Alan Leach, who chaired the nominating committee, moderated the event.

During the hour-long meeting, homeowners asked specific questions of the candidates and expressed some concerns. The Board and management were also complimented on improvements, including the Association website. This year's attendance was much better than last year, and it is hoped that next year's will be even better!



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

Office Holiday Schedule

Nov. 11th: Closed

Nov. 27th and 28th: Closed

Dec. 24th: 10am-12pm

Dec. 25th: Closed

Jan. 1st, 2009: Closed

MANAGER'S REPORT

November 2008

WORK ORDERS

As of November 3, 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 121. Landscape outstanding was 206 and is now 69. It is a remarkable improvement in a short period of time. I'm proud of the crews.

CC&R REVISION PASSES

Revised CC&Rs have been signed, notarized and delivered to Baydaline and Jacobsen for recording.

POOLS

We have installed secondary locks on all pool gates to prevent unauthorized use of the areas when the pools are closed.

LANDSCAPING

The leaf drop is in full swing; Crosswoods is beautiful at this time of year with all the seasonal colors and our landscapers are very busy trying to keep up.

RV LOT

Working with Wayne Wilcox, Gene, Phil and Matt to get the RV storage going. We hope to have the building up and closed in by the end of the year to avoid the worst of the winter weather which typically comes after the new year.

FACILITIES

A number of leak calls were received on November 1 and 2. Phil Robinson, our facilities supervisor, spent a portion of the weekend here dealing with the emergencies. Summit Roofing was notified of all that required patching.

BUDGET

The budget has been duplicated and stuffed. It will be distributed in the first week of November.

<<<<Cont. from Pg. 2. How big is your Foot Print.

Every person and every home has, in waste management parlance, a "household ecological footprint"...the amount of earth's resources required for each person to maintain his/her chosen lifestyle. This eco-measurement of resources is calculated in acres per person. It has been estimated that the earth can provide up to 5 acres per person of renewable resources on an ongoing basis. However at the current average wasteful rate of 23.5 acres per person, the earth is fast exhausting its supply of all renewable resources (forests, water, food, etc.).

Reducing one's ecological footprint is essential to protect the earth for now, as well as keep it alive for future generations. You may be saying to yourself: "Blah, blah, blah, I've heard it all before but can one person really make a significant environmental difference?" If you would really like to know, here's how.....

Mary Poole has offered to arrange a guided bus and walking tour of the City's waste disposal and recycling facilities for Crosswoods residents. On the appointed day, we would meet at 9:00 a.m. at the Crosswoods Community Center and take a bus to the Elder Creek Waste Disposal Transfer Facility. We will be given a fascinating and informative guided tour and shown how waste is prepared for processing. Then we continue by bus to the Sacramento Recycling and Transfer Station to observe the actual process of recycling. If time permits, we will stop by the Household Hazardous Waste Facility where all toxic waste such as paints, poisons, fluorescent bulbs, batteries, unused medicines, needles, etc., must be brought for disposal.

What has impressed me the most in my research is just how much viable recycling material we dump into land fill with no understanding of the long term negative and congestive impact on California's environment and our own pocket books. Citrus Heights has really made it very easy for its residents to recycle. So with a little thought and not much effort, we in Crosswoods can make a big difference, positively impact the quality of life in our City, the "bottom line" cost of managing the City, and significantly improve our local and state-wide environment!

The tour is from about 9:00 am to 4:00 p.m. with a stop for lunch. There is a \$5.00 fee to offset the cost of lunch with the City covering any cost overage as well as all transportation.

A sign-up sheet is in the Crosswoods office for those who wish to participate. We need a minimum of 10 with a maximum of 20 residents to accommodate all on one bus. Please sign up only if you definitely intend to participate. Once all field trip details are confirmed, I will inform all participants. The City is very enthusiastic about giving the tour to Crosswoods residents, I hope that we reciprocate and make a good showing.

Citrus Heights first mayor called Crosswoods, "The Jewel of Citrus Heights". We are a fundamentally important community within the City and we can make a positive difference! It will be an enjoyable, educational, and fascinating tour. Please join us to learn how to better protect the environment and help our City prosper.

It will be a great way to discover.....???

How Big is YOUR Foot print?!!

PS: If you would like to learn even more about environmental issues, there is an excellent program called "WASTED" on Comcast cable channels (201-Green Plant) and (220-Discovery Health). Or go online at (planetgreen.com/wasted). You will learn all about your household ecological footprint, how to calculate it, how to improve it, and how to help others do the same. Worth watching!!!

<<<<President's Report Cont. from Pg. 1

The CC&Rs and Bylaws were successfully passed on October 15 and we all appreciate your taking the time to vote on these important documents. They have been notarized and are back with our attorney for final filing. The work orders have been a high priority over the last few months, and the number of outstanding landscape and facilities work orders continue to drop. In July, landscape work orders were at a high of 206 and facilities were at 325. The latest count is 69 and 121 respectively.

We successfully launched our web site (www.crosswoodshoa.com) and if you haven't already done so, you should check it out. You can learn about the Association, access governing documents, work order forms, newsletters and Board meeting minutes and agendas, view pictures, and obtain contact information for the office staff.

I thank you for your support over the past year.
Best wishes to all of you as we move into 2009.

Board Meeting Report

The Crosswoods HOA Board met on Sept. 24 & October 22 and some of the actions were as follows:

- ◆ Approved gutter and roofing contracts as recommended by the F&I committee.
- ◆ Approved the 2009 Budget as recommended by the F&I committee.
- ◆ Approved the 2009 Reserve study and RV lot reserve study as submitted by Browning Reserve group.
- ◆ Approved the revised RV Lot Rules and policies Statement as recommended by the RV Lot Committee.
- ◆ Approved Diane Hamel as new member of the ACC.
- ◆ Approved the candidates for the Board of Directors as recommended by the Nominating committee.
- ◆ Approved the use of "No Soliciting Signs," as recommended by the ACC. Limited only to the signs available in the office.

No Soliciting Signs

The Board recently approved the use of "No Soliciting Signs" in Crosswoods. The ACC has determined that the signs should be placed near the front door and doorbell to deter solicitors.

Only the approved signs will be allowed in crosswoods. Those signs are available for pre-order in the office. Contact the office to reserve your sign today.

Message from Your Landscaping Supervisor

1. Leaf drop season is here and the leaves will continue to drop through January. We will do our best to keep it as clean as possible.
2. When putting out your clippings on Monday mornings, be mindful of how much you are putting out... Keep it to a minimum.
3. On the day that landscaping is scheduled to be in your area, please do not park too close to the edge of the grass. The crew needs enough space to properly edge the lawns.
4. Please try not to disrupt the crews during work hours. Their time is best used focusing on the landscaping. Always contact the office.

We thank you for
your patience!



August, September & October 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 August, September & October are as follows:

| <u>August:</u> | <u>Landscape</u> | <u>Maintenance</u> |
|----------------------------|------------------|--------------------|
| Beginning Open Work Orders | 206 | 325 |
| Opened During Month | 17 | 12 |
| Closed During Month | 34 | 90 |
| Ending Open Work Orders | 189 | 247 |
| <u>September:</u> | <u>Landscape</u> | <u>Maintenance</u> |
| Beginning Open Work Orders | 189 | 247 |
| Opened During Month | 13 | 19 |
| Closed During Month | 81 | 80 |
| Ending Open Work Orders | 121 | 186 |
| <u>October:</u> | <u>Landscape</u> | <u>Maintenance</u> |
| Beginning Open Work Orders | 121 | 186 |
| Opened During Month | 14 | 23 |
| Closed During Month | 66 | 88 |
| Ending Open Work Orders | 69 | 121 |