

# CROSSWOODS

## June Reporter

Crosswoods Homeowners Association Newsletter

June 2015 Issue

### President's Column

The Board has approved the installation of electronic entry cards, or fobs, to replace the keys to all three pool gates. The device will allow us to track pool usage and help to limit the use of pools to Association members and their guests. Initially, both keys and fobs will open gates to allow time for all those who wish to obtain the new devices to do so. After July 5, only the electronic devices will open the gates. See the letter from General Manager Paul Schorno at the end of this issue for more information.

The office continues to receive phone calls about our browning lawns. The Association is working hard to keep trees and plants alive during the drought. Landscape Chair, Bob Acrea, has provided a detailed update about drought restrictions and how we are dealing with them. Read his article in this issue for detailed information.

Stations for dog waste bags are currently being installed for people who do not have a bag with them to pick up after their pets. The stations have been installed along Crosswoods Circle at Vera Cruz Court, Monteverde Lane and San Jacinto Court. One more station is to be installed soon.

If you have an issue or questions about the upkeep of the landscape, please call the office rather than interrupting the crew members as they are working. Landscape crew members are simply following the work orders assigned to them and do not make decisions about watering and plantings without instructions from the supervisor, who must follow landscape maintenance policies and who assigns work orders and projects approved by the Landscape Committee to individual crew members.

### Association News and Updates

The Board of Directors has put together a survey which gives homeowners an opportunity to provide their input on a variety of issues. Please take the time to complete the survey and return it promptly. Only with a large response from homeowners will the survey provide valid information to the Board.

Providing irrigation to the many trees stressed by the ongoing drought, especially the redwoods, is the focus of the landscape crew. Soaker hoses and deep watering are being installed as quickly as possible by crew members. After four years of drought and increasingly less watering permitted by the State of California, it is inevitable that lawns will brown and trees will be stressed. Some trees have died due to four winters of below average rain.

*(continued on page 2)*

#### Newsletter Editors:

Leslie Lake & Debbie Cha

#### Office Contact Information

6510- B Crosswoods Circle

Citrus Heights, CA 95621

(916)723-3120 Tel

(916)723-2234 Fax

E: Contact@Crosswoodshoa.com

Hours: Mon, Tues & Thurs. 10am-4pm

Wednesday: 10am-6pm

Friday: 10am-3pm

#### Board of Directors

Meets Fourth Wednesday @ 6PM

Bernida Childers, President

Paul Ogden, Vice President

Bob Loose, Treasurer

Red Straub, Secretary

Richard Ashby, MD, Director

Sherry Firehock, Director

Bill Kingman, Director

#### Administration

Paul Schorno, General Manager

Debbie Cha, Assistant to GM

Nai Saechao, AR

Patti Wright, AP

#### Committee Meeting Calendar

##### Architectural Control Committee

First Tuesday @ 6pm

Chair: Bob Fisher

##### Finance & Insurance Committee

Third Wednesday @ 4pm

Chair: Ken Lake

##### Landscape Committee

Second Tuesday @ 4pm

Chair: Bob Acrea

##### Pool Committee

Third Monday @ 4pm

Chair: Pam Ashby

##### Neighborhood Watch Committee

Meets as needed

Chair: Gordon Wolfe

The Paint Cycle is continuing on San Jacinto. Due to a large number of pest reports for resale homes, which required the assignment of facilities crew members to repair, painting progress has slowed. With those repairs completed, painting has resumed. The crew will move to San Felipe next, followed by Rancho Mirage.

As stated in the last issue of the Reporter, asphalt resealing and driveway replacement and repairs will begin now that warmer weather is here to stay. Each year streets and driveways are evaluated and those in need are scheduled for repair. The Finance and Insurance Committee recommends specific repairs to the Board, based on those evaluations. Once the Board has approved the contracts, repairs are begun, financed by monies from budget reserve funds.

California American Water has many ways to assist residents with saving water during the drought. There are rebates for purchasing low flow toilets, dishwashers and washing machines. There are also water saving devices such as faucet aerators and spray nozzles which can be obtained free of charge. For more information call the conservation hotline at (916) 568-4201.

A homeowner has recommended the Hydrospike Hs-300 3-Pack Worry-free Automatic Watering Kit for those who have plants in pots on decks and in courtyards. Kits are available from retail suppliers, including Amazon and Home Depot. The devices water plants as needed, with no water waste or standing water to attract mosquitos.

## Personal Safety – Street Crime

Gordon Wolfe, Neighborhood Watch

Soon it will be summer, and if you are like most people you will be spending more time outdoors enjoying the warm weather. We tend to become more active in summer than any other season, engaging in such activities as walking, jogging, biking, swimming, attending outdoor sporting events, eating out at restaurants and spending a few weekends away from home. The list of summertime activities is endless.

The question is ... are we less likely to be a crime victim in the summer than we are in the winter?

You may be inclined to say "yes" due to more daylight hours in a day. However, the answer is not a definite "yes" or "no". It depends more on our personal safety habits than the seasons of the year.

Answer the following 12 questions and see how well you score when it comes to your personal safety habits.

Are you continually aware of the people around you and do you trust your instincts when you feel uneasy about a person or a situation?

When you go for a walk, do you tell others where you are going and when you will return?

Do you walk with a friend or family member and stick to well-traveled streets ... avoiding wooded areas and other less traveled pathways?

Are you alert and focused when walking, jogging, biking or driving (i.e. not letting your mind wander thinking about the day's activities)?

Do you carry a cell phone with you at all times when you are away from home?

Do you keep your vehicle in good running condition, making sure you have ample fuel?

Do you know the best and safest route to your destination?

Do you keep your vehicle doors locked and windows closed while driving?

Do you park in well-lighted areas when shopping and eating out at restaurants?

Do you have your key ready to unlock your vehicle before you reach the door?

Do you look inside your vehicle (front and back) before entering?

Do you use ATM machines only during daylight hours and in secure locations?

If you answered "yes" to most or all of these questions, then you are less likely to become a victim of a street crime than most people. If you answered "no" to most of these questions, then it is time to change your habits. First and foremost, we should be alert and aware of our surroundings at all times. Second, we should trust our instincts and act in a way that reduces our chances of becoming a crime victim.

Your Neighborhood Watch Committee will be hosting our annual National Night Out event on Tuesday evening, August 4. Representatives from the police department will be available to speak and answer questions about Neighborhood Watch. We have also invited the department's K9 unit to discuss and demonstrate their role in fighting crime. Please mark your calendar and plan to attend. We will provide more information about the event at a later date.

Drought Irrigation For The Crosswoods Landscape  
By Bob Acrea, Landscape Committee Chair and  
Neighbor

**Confused by the multiple articles you see on water restriction?**

If you are like me you have been confused by the headlines discussing the drought and how it affects us as HOA homeowners. How does a watering schedule work, what is the California American (Cal Am) Water Districts goal for reduction? How do the guidelines of 20% to 36% reductions for various districts apply to Cal Am and to us?

With these thoughts in mind and wanting a clear understanding of how such information applies to us, I had a discussion with our contact at Cal Am. In the following I will share the preliminary information I received and what the next steps for the HOA may be.

First, it is important to say that we have a complicated irrigation system that was installed by a developer when water was plentiful and relatively cheap. Lawns were the centerpiece of any development. We also have soil conditions and terrain that are not compatible with good penetration of water, which allows for runoff to easily happen. As I have pointed out before, the HOA has taken active steps to reduce the original 25 acres of lawn to the present 12 acres, with some drip irrigation for shrubs and trees wherever possible. In other words we have been active in reducing water use for some time.

Following this preliminary contact with Cal Am, we requested a follow up meeting with them, our Manager, Landscape Supervisor and our Irrigation Specialist for their help to solicit their help in developing our options. Cal Am knows our project area and feels that we are probably eligible for a variance in our operation.

Some of the initial questions I asked were:

Q. Why is Cal Am mandated to reduce by only 20% instead of the 36% that many other districts have?

A. Fortunately the Cal Am district (our water district) was very proactive in installing mandated water meters for the greatest percentage of their customers in the Sacramento metropolitan area three years ago. And along with that, their district had a phenomenal water savings last year over 2013. This has all worked to our advantage.

Q. How many days a week will watering be allowed?

A. At one point we had heard we may be reduced to one day a week. The truth is, as of June 1<sup>st</sup> it is two days and a total of 15 minutes each. Conventional single housing will be scheduled for the odd numbered houses on Tuesday and Saturday and even numbers on Wednesday and Sunday. We discussed with Cal Am that our HOA watering system is not set up to match house numbers or a standard lot and that we need to have guidance on how to proceed. Cal Am said this is where a variance could be applied. This way, if passing motorist, another water district, or neighbors called in about such a perceived infraction in our HOA, it would not be acted on.

Q. We discussed also the fact that many of our homeowners have offered to use their hose and faucet for extra tree or shrub watering, but are concerned about being turned in by a neighbor or others, or being fined.

A. Cal Am said that our HOA homeowners do not come close to being in the excessive use category for the fines that are established for residences in general.

The HOA does not have access to hose connection in the HOA irrigation system. That makes extra water for stressed trees or shrubs in critical areas difficult. We are working to install such devices as well as deep watering pockets around critical trees, like redwoods. (We have many that are in stress already – look up at the graying tops!)

The HOA watering system is metered separately from our houses and is limited in how many systems can run at once without reducing pressure and coverage by the heads. With the variance you will see some sections watering on different days than the water schedule for your court or house.

Crosswoods has varying terrain conditions and soil types that complicate water penetration without run-off. So it may be necessary for us to run various valve systems twice in one scheduled day for shorter increments. This will allow for a “run-and-soak” process that will still stay within the limits designated by the District. We are all members of the HOA and this environment is our personal pride. We know that lawns will suffer, but they can be reseeded when the drought abates. However, it takes years to establish our tree cover and the critical shrubs that give us privacy. Most of us have reduced our water use in the house and many are carrying buckets from the shower or tub “warmup-waste” to outside plants. Various conservation steps save your inside

*(Continued on page 4)*

water use, and we as homeowners in an HOA, are below the “standard home” water use allocation. With that thought, we should feel comfortable to assist in critical hose watering near our homes. (Remember — no water in streets.)

**If a landscape crew member asks to use your hose connection for a critical tree or shrub near your home, please consider such use valuable to your environment. You will not be going over the legal allotment for a residence. Thank you in advance for your assistance.**

**Nearly every shrub and most trees in Crosswoods are ornamentals, meaning not native and requires water, and needs careful stress watching. We have both native and ornamental oaks. “Native Oaks” will handle the drought better than ornamentals and will grey down for the summer. Ornamental oaks (which are mostly eastern oaks) do require water along with most of our plantings.**

**Even if the drought abates, the cost of water will increase in future years. It is, therefore, The HOA goal to plant more native and arid plants in the future and to continue to reduce the total square footage of the lawns at Crosswoods.**

Unfortunately our association’s irrigation and plantings were done at a time of excess water availability. That has complicated the reduction and adaption of a buried system, but we are making strides in the right direction. We are doing everything possible to save water while also applying what we legally have access to use for the protection of shrubs and trees.

As an added note: The HOA Board has also placed a moratorium on new plantings that would require the addition of irrigation. Each landscape application request for plantings will be weighed against the present drought impact, difficulty of establishment and the crews’ availability until the condition of the drought improves. It is anticipated that the crew will be very busy saving the trees and shrubs we have. Adjustments to regular daily routines of the crew may be necessary. With the limited lawn watering, mowing schedules may also be reduced.

The Water District thanks us for our residential savings and will also be sending us a flyer identifying various water saving devices that we can obtain with rebates for our homes.

As of the final preparation of this article, we had a recent meeting with the District which resulted in a variance

(discussed above). This will allow the HOA landscape irrigation system to water three zones on a two day cycle each, instead of the two zones allocated. This will give us more flexibility to run the system more efficiently.

**Have a great summer and ...If you travel out of state, bring back water!!**

## Summer Gatherings

As usual, there are several opportunities to get together with your neighbors during the summer months. The first is a Summer Solstice ice cream social, scheduled for June 19 from 6:30-8:00 at the main pool. You’re invited to enjoy some ice cream and visit with your neighbors. In order for us to have enough ice cream for everyone, we would appreciate an RSVP if you plan to attend, either by calling the office at (916) 723-3120 or emailing Debbie at [contact@crosswoodshoa.com](mailto:contact@crosswoodshoa.com).

The second event, National Night Out, is scheduled for August 4<sup>th</sup>. The Neighborhood Watch Committee has invited the K9 unit from the Citrus Heights Police Department to attend. Read more about this event in the Neighborhood Watch article elsewhere in this issue.

Finally, we will mark the end of summer with Meet Your Neighbors Night. The potluck will be held at the main pool, on Thursday, September 17 at 6:00 PM. Bring a dish to share, your favorite beverage, and an extra chair if you have one. Mark your calendars now so that you don’t miss any of these events and the chance to mingle with others from our community.

## Manager’s Column – June, 2015

Paul Schorno

Since 2010, it has been a priority to keep up with the scheduled repairs and replacement of every aspect of the Crosswoods infrastructure, including building exteriors, street and driveway repaving, sewer and water mains, and equipment and vehicle replacement. For instance over the past 4 years, a large volume of decayed exterior siding and trim has been, and will continue to be replaced on residential buildings. Prior to that time however, dry-rot repair and replacement was minimal and oftentimes deferred to a later date. But, this is no longer the case, as wholesale siding replacement has resulted in exterior rehabilitation of over 300 of the 451 homes within the community, with many other buildings outside of the programmed siding replacement area receiving smaller spot repair and replacement of siding, which serves as a quick fix to remove severe dry-rot until such a time when a more comprehensive repair may be undertaken.

*(continued on page 5)*

The annual expense to repair and paint exteriors (including decks) constitutes a rather large expenditure each year, with the material cost funded by Reserves. In 2014, the expense totaled \$153,000 from Reserves, as well as total labor costs of \$309,000 paid through the Operating budget, which includes wages, payroll taxes and other staff expenses. Siding and deck repair are only two of the large repair and replacement programs covered by Reserves. In addition, close to \$53,000 each was spent for flat roof repair and replacement, and \$64,000 for replacement of concrete driveways. Faulty lateral sewer lines at 12 addresses were replaced at a cost of \$68,000 with another \$16,000 from Reserves used to pay for water main replacement. Fences, brick courtyard walls at 7 addresses, and retaining walls of varying lengths and heights were repaired or replaced at a total cost of approximately \$45,000 using Reserve funds. For the current year, more of the same is planned, including flat roof replacement at 14 Crosswoods addresses, and major retaining wall replacement scheduled on Rio Cuarto and Monticello Courts. In addition, minor street repairs and some black-top seal-coating are also scheduled.

For the current budget year, approximately \$95 out of the monthly \$376 dues (25%) is earmarked as Reserve contribution. This may seem exorbitant, but it is important that the annual funding, or Reserve contribution is at a level that can comfortably cover the cost of projected future repairs and replacements in accordance with the Reserve Plan adopted by the Finance Committee and the Board of Directors. After the resulting Reserve expenses are paid, a healthy fund balance must remain to cover upcoming projected Reserve projects. The Reserve fund has risen steadily over the past five years, and is scheduled to continue to significantly increase over the next several years. At the conclusion of the 2014 budget year, the fund balance totaled close to \$900,000. We are fortunate to have a prudent Reserve program with timely, conservative, laddered investment that provides the funds for needed repairs and replacement.

The 2016 budget formulation process begins in July with Wednesday morning workshops that will extend into August. During that time, the prospective Reserve plan will be one of numerous budget topics addressed. A budget update will be included in the next issue of the Reporter.

### Board Meeting Report

The Regular Board meeting was held on April 22nd and May 27th. Some of the actions were as follows:

- The Board approved the Landscape Committee recommendation for Moratorium on planting and any additional irrigation.
- The Board approved the proposed purchase of a used trencher.
- The Board approved a questionnaire to be sent to all homeowners.
- The Board approved the keyless entry access to all pool sites. Any updates will be posted on the bulletin board, the website and on all pool gates.
- The Board was notified that we are currently at our maximum of rentals. The maximum capacity may fluctuate due to the resale of homes.

The next scheduled Board meetings are scheduled for June 24th and July 22nd at 6:00 pm in the Crosswoods Meeting Room.

## Mark Your Calendars!

Dumpster Dates for Crosswoods:

**August 14—August 16**

There will be 3 dumpsters on Crosswoods Circle for neighborhood clean up. The 3 dumpsters will be delivered on the 14th and picked up on the 16th. The intersections are at Crosswoods Cr and Monticello Ct; Crosswoods Cr and San Altos Cr; and Crosswoods Cr and La Cima Ct.

Office is **CLOSED** and **OBSERVES** the following Holiday(s):

Friday, July 3, 2015  
Independence Day

### Community Events

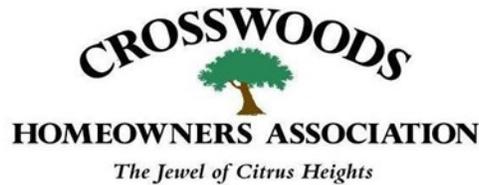
Ice Cream Social  
June 19th @ 6:30pm—8:00pm  
Main Pool



National Night Out  
August 4th Time: TBD  
San Altos Circle



Meet Your Neighbors Night  
September 17th @ 6pm  
Main Pool



## IMPORTANT INFORMATION FOR USERS OF CROSSWOODS SWIMMING POOLS

The three community swimming pools have been open for past 3 to 4 weeks and are available to be used by Crosswoods' owners and residents who are in good standing. Guests are limited to eight (8) at any one time and may only use the pools provided Crosswoods' owners or residents accompany them.

A positive development that will be in place very soon includes the new improved keyless access control entry system. The old key and lock system at each pool entry gate is being replaced by an electronic proximity key fob mechanism that will greatly improve detailed access control at each swimming pool area as well as provide the capability for detailed monitoring of pool usage.

**After Sunday, July 5<sup>th</sup>, 2015, the old pool keys will no longer unlock pool gates. After that date, pool areas may only be accessed by way of a new key fob, which beginning on Monday, June 15<sup>th</sup>, 2015, may be acquired by visiting the Crosswoods office at 6510-B Crosswoods Circle from 10 am to 4 pm, Monday through Friday.** If you currently have an old pool key, please return it to the office within the time range as noted. Provided it can be verified, you or a member of your household who is authorized to receive a new key fob, may do so without the need to pay a \$50 refundable deposit.

It must be remembered that only an immediate verifiable member of your Crosswoods' household and/or documented owner of your Crosswoods' home with verifiable identification may receive a new key fob which will be exclusively programmed for your Crosswoods HOA address and in turn, may only be used by you and/or any other individual who resides or is associated with your Crosswoods' address.

**For those who rent in Crosswoods**, you must also return the old pool key (if you have one), which you were previously issued. **Also, very important; before a new key fob may be issued, Renters must be registered (as required) by way of up-to-date lease information. There will be no exceptions to these requirements.**

If you do not have an old pool key to exchange for a new key fob, you may, nevertheless, acquire one by visiting the Crosswoods Office and verifying your Crosswoods HOA residency and/or ownership as well as being current in the payment of Crosswoods dues. As noted, a refundable deposit of \$50 must be paid, which will be processed for repayment after you return your key fob, which our records must verify, was previously issued to you.

As a final note, the Main Pool will also be equipped with a removable floating rope, which when attached to each end of the pool, will reserve a lane of the pool for lap swimming.

So that everyone may have an enjoyable swimming season, please be courteous with others who use the pools by abiding with all Pool Rules and Regulations. Please contact or stop by the Crosswoods' Office to receive a copy of the Pool Rules and Regulations.

Paul Schorno, General Manager

6510-B Crosswoods Circle | Citrus Heights, CA 95621 | Tel: (916)723-3120 | Fax: (916)723-2234