

# THE CROSSWOODS REPORTER

A Newsletter for the Crosswoods Homeowners Association



## President's Column

By Kelly Morris

Have you ever thought about what it is that makes living in Crosswoods such a pleasurable experience? Maybe it's our secluded nature areas, or maybe it's the serenity of our tucked-away location within the city. I'm sure it's a lot of things to different people, but for me I think it's our trees. I think the vast inventory of oak trees found in Crosswoods provides such a sense of nature and seclusion. It's like living in a forest.

Although our trees are one of our biggest assets, they can also be one of our biggest liabilities. Sadly this past summer we lost a major limb from one of our very oldest heritage oaks along Crosswoods Circle near San Jacinto Court. Age and years of drought have taken its toll on the tree population throughout California. Our trees are also one of our larger budget and maintenance items. I think it's essential to our community that we do as much as we can to protect and maintain the health of the trees that provide such a sense of peace and tranquility to our community. Of course, that



costs money.

Like everything else we budget for, it is important that we maintain a delicate balance between what we need and what we can afford. To achieve this balance, the board uses a two-fold process that consists of two different budgets. The **operating budget** contains the money to pay for our day-to-day expenses, such as landscape and building maintenance, water, tree care, and administrative costs, etc. Think of the operating budget as your checkbook. The **reserve budget** considers all of the assets within the Crosswoods infrastructure. It takes into consideration the age of the assets and the cost to maintain and/or replace them over a thirty-year period. So, if we know that roofs will need to be replaced in ten years' time, we will know how much money we will need to have for that project at that time. Think of the reserve budget as your savings account. Your HOA dues put money in both of those accounts. It is your board's responsibility to do its very best to maintain a balance between those two budgets depending upon what is happening and what needs to happen in the future.

As you can see, budgeting is a complicated and important process that must keep Crosswoods the "Jewel of Citrus Heights", as it has been known for many years. It is our job as your elected board to follow this process closely and do the work that needs to be done. I believe that proactive and common sense budget management is the most difficult and challenging job we, as board members, have.

February 2019

### Newsletter Editors:

Garret Satfield  
Leslie Lake

### Office Contact Information

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### Board of Directors

Kelly Morris, President  
Rollie Morshead, Vice President  
Margarita Orozco, Treasurer  
Teri Todd, Secretary  
Don Dillon, Member at Large  
Lutz Engelmann, Member at Large  
Red Straub, Member at Large

### Management

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garret.satfield@managementtrust.com  
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Accounting Questions  
(916) 985-3633 Option 2, then Option 1

### Monthly Meeting Calendar:

#### Board of Directors

Fourth Wednesday at 6 pm

#### Architectural Control Committee

First Tuesday at 6 pm  
Mary Fenner, Chairperson

#### Finance & Insurance Committee

Third Wednesday at 6 pm  
Dave Doubledee, Chairperson

#### Landscape Committee

Second Tuesday at 10:30 am  
Bob Acrea, Chairperson

#### Pool Committee

Third Monday at 4 pm during Pool Season  
Pam Ashby, Chairperson

#### Neighborhood Watch Committee

Meets as Needed  
Cynthia Biedermann, Chairperson

#### RV Lot Committee

Meets as Needed  
Dave Doubledee, Chairperson

## Bulk Waste Pickup

By Garret Satfield

As you've read in past issues of the Reporter, there have been significant concerns with the usage of dumpsters placed along Crosswoods Circle for resident use. Even with regular reminders and pleas for resident assistance, we still have major concerns with each delivery and use of the dumpsters in the community.

Per the board's direction, Management has worked with the City of Citrus Heights and Republic Services and coordinated a bulk waste pickup day for the community. This bulk waste pickup will replace the usage of dumpsters within the community.

In late March, Republic Services will advise Management of the day in April the community is scheduled for this service. This information will then be communicated to the membership.

Please note that items may only be placed along the interior of Crosswoods Circle; streets that branch off of this portion of the circle include Vera Cruz, Monticello, Montez, and Rancho Mirage. No items may be placed on any of the private streets of the community or the exterior of Crosswoods Circle. If any items are incorrectly placed, the association will likely incur additional expenses that may lead to the termination of any similar future courtesy bulk pickup service.

Additionally, various guidelines for the placement of items for pickup that are to be followed are listed at:

<https://www.citrusheights.net/302/Neighborhood-Cleanup>

Thank you for your cooperation and assistance as we try to see to a smooth transition for bulk waste pickup within the community.

## Home Sales

By Garret Satfield

To no one's surprise, 2018 was an extremely busy year for the housing market in Crosswoods. In all, a total of 34 homes changed hands at least one time during the year, with two homes changing hands more than once.

Individual statistics for the number of homes sold on streets within the community during 2018 are as follows:

- Amado Court: 1
- Calexico Lane: 2
- Crosswoods Circle: 3
- Ebano Court: 1
- El Cabo Court: 1
- La Cima Court: 1
- Lompoc Court: 1
- Monteverde Lane: 4
- Montez Court: 2
- Monticello Court: 4
- Navarro Court: 6
- Rancho Mirage Court: 1
- San Felipe Court: 2
- San Jacinto Court: 1
- Toluca Lane: 1
- Vera Cruz Court: 1

Amazingly, these figures do not include the three sales that closed in January 2019 and the multiple homes in the community currently in escrow and/or listed for sale on the market.

Per figures provided by representatives of Re/Max Gold, a local real estate company, the average home price of a property within Crosswoods increased approximately 15% from January 2018 through November 2018 compared to the same timeframe in 2017. In the Sacramento area (comprised from Cameron Park to West Sacramento and Lincoln to Elk Grove), this price increase percentage represented the second-largest jump, only trailing homes sold within the 95864 zip code of Sacramento (near Watt Avenue and Arden Way).

All of these sales within Crosswoods lead to a very exciting time within the community. New neighbors and friendly faces are appearing all over, contributing to the diversity that makes Crosswoods such an exceptional place to reside. If you haven't yet introduced yourself to your new neighbors, please do. I'm sure they will appreciate your welcoming them to the community.

## Newsletter Delivery

By Garret Satfield

Thank you to all residents who submitted a completed copy of the form requesting delivery of the newsletter by email. We hope you are enjoying reading this newsletter on your electronic devices.

If you are currently reading a hard copy of this newsletter, please

consider completing and submitting the attached form to the office so you may instead receive an electronic copy of any future newsletters. By so doing, you will help the association save money by avoiding printing, preparation, and postage costs association with a mailing.

Thank you for your consideration as we continue to move forward as a community.

## Neighborhood Watch Update

By Cynthia Biedermann,  
Neighborhood Watch Chairperson  
(crosswoodsnw@gmail.com)

Happy New Year Neighbors!

I am pleased to report that Crosswoods has experienced little to no crime over the last couple of months. The businesses near the intersection of Auburn Blvd. at Greenback and areas near Sylvan Road continue to have random burglaries and reports of stolen vehicles, but for the most part we remain sheltered in Crosswoods.

The Neighborhood Watch Committee met in January. Homelessness around Crosswoods remains a topic of discussion at each meeting, even if no specific incidents have occurred. Currently, the renovation of the Sylvan Oaks Library appears to have motivated individuals who were congregating there to move to other communities (at least temporarily). Please continue to be vigilant and report any concerns to the Citrus Heights Police Department. As you'll see in the Neighborhood Watch history article that follows, police departments rely on our reports, observations, and awareness!

During our January committee meeting, I asked for ideas concerning Crosswoods Neighborhood Watch goals for 2019. The committee agreed that **Know Your Neighbor** was a

good start for the new year. Now, please do not think for one minute that we are suggesting that you invade your neighbor's privacy or way of life. **Know Your Neighbor** simply suggests watching out for each other as good citizens. For example:

- Have you ever let a neighbor know that their garage door was left open at an odd time of day or night?
- Have you ever left your neighbor a note to let them know that you picked up a package for them that had been sitting on their doorstep for more than a day?
- Have you noticed nails in the common roadway and swept them up to avoid tire issues for those who drive through the area?

If so, you are already being neighborly! Even brief communication, an exchange of telephone numbers, or providing an emergency contact with our neighbors makes us a stronger community. As property owners and residents of Crosswoods, we are innately connected. I am watching out for my neighbors. What can you do to **Know Your Neighbor** in 2019?

The next Crosswoods Neighborhood Watch meeting will be held on Monday, April 1st, at 6 pm in the HOA meeting room. Please join us!

## Neighborhood Watch History

Neighborhood Watch is one of the oldest and most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make communities safer.

Sponsored by the National Sheriffs' Association (NSA), Neighborhood Watch can trace its roots back to the days of colonial settlements, when night watchmen patrolled the streets. The modern version of Neighborhood Watch was developed in response to requests from sheriffs and police chiefs who were looking for a crime prevention program that would involve citizens and address an increasing number of burglaries.

Launched in 1972, Neighborhood Watch counts on citizens to organize themselves and work with law enforcement to keep a trained eye and ear on their communities, while demonstrating their presence at all times of day and night. (The program took off quickly: in just ten years, NSA data showed that 12 percent of the population was involved in a Neighborhood Watch.)

Neighborhood Watch works because it reduces opportunities for crime to occur; it doesn't rely on altering or changing the criminal's behavior or motivation.



## Committee & Board Meeting Schedule

**Architectural Control Committee:** Tuesday, February 5th at 6 pm

**Landscape Control Committee:** Tuesday, February 12th at 10:30 am

**Finance & Insurance Committee:** Wednesday, February 20th at 6 pm

**Board of Directors:** Wednesday, February 27th at 6 pm

**Architectural Control Committee:** Tuesday, March 5th at 6 pm

**Landscape Control Committee:** Tuesday, March 12th at 10:30 am

**Finance & Insurance Committee:** Wednesday, March 20th at 6 pm

**Board of Directors:** Wednesday, March 27th at 6 pm

**Neighborhood Watch:** Monday, April 1st at 6 pm

**Architectural Control Committee:** Tuesday, April 2nd at 6 pm

All regularly-scheduled meetings are held at the Crosswoods Meeting Room directly west of 7000 Rancho Mirage Court. All meeting dates and times are subject to change. However, if a meeting is rescheduled, proper notice of such meeting date and time will be given in accordance with the California Civil Code and the association governing documents. Homeowners may wish to verify the date and time of each meeting by either confirming with the office or regularly viewing the community bulletin board for any posted agendas for meetings.

## Upcoming Office Closures

In observance of the Presidents Day holiday, the office will be closed on:

⇒ Monday, February 18, 2019

## Romeo and Juliet

By William Shakespeare

*Act II, Scene II*

**Romeo:**

She speaks.

O, speak again, bright angel! For thou art  
As is a winged messenger of heaven  
Unto the white-upturned wond'ring eyes  
Of mortals that fall back to gaze on him  
When he bestrides the lazy-pacing clouds  
And sails upon the bosom of the air.

**Juliet:**

O Romeo, Romeo! Wherefore art thou Romeo?  
Deny thy father and refuse thy name!  
Or, if thou wilt not, be but sworn my love,  
And I'll no longer be a Capulet.

**Romeo:**

*Aside.*

Shall I hear more or shall I speak at this?

**Juliet:**

'Tis but thy name that is my enemy.  
Thou art thyself, though not a Montague.  
What's Montague? It is nor hand, nor foot,  
Nor arm, nor face, nor any other part  
Belonging to a man. O, be some other name!  
What's in a name? That which we call a rose  
By any other name would smell as sweet.  
So Romeo would, were he not Romeo call'd,  
Retain that dear perfection which he owes  
Without that title. Romeo, doff thy name;  
And for that name, which is no part of thee,  
Take all myself.

♥ Happy Valentines Day ♥