THE CROSSWOODS REPORTER

A Newsletter for the Crosswoods Homeowners Association

April 2019

President's Column

By Kelly Morris

One of the promises I made when I decided to run for the board was that I would do my best to be open, honest, and willing to engage in frank dialogue when necessary. To that end, I want to talk about dry rot maintenance and the associated financial implications.

To begin, I think it's important to know that dry rot is a fungus. Dry rot spores are always present in our atmosphere. In fact, most buildings contain dry rot spores that cause no harm to wood. Dry rot needs moisture in order to grow and spread inside wood.

So, as you can see, dry rot is not something that can ever be permanently repaired and permanently eradicated. Rather, it's a condition that requires ongoing maintenance to protect against. Good, quality, routine maintenance is especially important in a community such as Crosswoods, which has wood-sided buildings and shady woodland settings. That's where your HOA budget and the advice of our Finance & Insurance Committee become so important.

As a result of the dry rot inspections and work we have done thus far, we have gathered a lot of information and have learned some lessons that must be addressed. First, we have discovered that, in some cases, past maintenance practices have not been up to standards required by current building codes with which we are now required to be in compliance. Second, we've discovered that the quality of maintenance that meets current building standards is expensive. And last, it's become apparent that our budget has not kept pace with our maintenance requirements.

In order to manage our requirements with the funds we have available, the board has categorized and prioritized our dry rot work into the following groups:

Escrow Sales and Safety

(Homes that are in the process of being sold)

Escrow sales are first priority simply because of the unpredictable nature and short timeframe in which the association must respond in order to not delay the escrow process. As a historical reference, thirty-four homes closed escrow in Crosswoods last year and the maintenance cost associated with those homes was a little over $500K. So far this year we are on track to exceed last year's homes sales.

On-Going or "Cycle Work"

(Annually-scheduled dry rot work, which this year includes Rio Cuarto and Monticello)

Presently, we have approximately six homes that are left to repair on Monticello. These homes will conclude the cycle work for this year.

Continued on page 2

Newsletter Editors:
Garret Satfield
Leslie Lake

Office Contact Information
6510–B Crosswoods Circle
Citrus Heights, CA 95621
(916) 723-3120 (P)
(916) 723-2234 (F)
(866) 324-3704 (After-Hours Emergency)
Mon., Tues., & Thurs. 9 am to 3 pm
Wednesday: 7 am to 3 pm
Friday: 9 am to 2 pm

Board of Directors
Kelly Morris, President
Vacant, Vice President
Margarita Orozco, Treasurer
Teri Todd, Secretary
Vacant, Member at Large
Vacant, Member at Large
Red Straub, Member at Large

Management
Garret Satfield, General Manager
garret.satfield@managementtrust.com
Accounting Questions
(916) 985-3633 ext. 8825

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 4 pm
Naomi Hauge, 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
Vacant, Chairperson

Continued from page 1

Non-Safety Related Routine Work Orders

Any new work orders in this category will be deferred until the next regularly scheduled paint or cycle work schedule, whichever comes first. There are some work orders in this category that are in progress and will be completed as funds are available.

The board is committed to doing the best we can with the limited funds we have available this year and to reduce the impact of dry rot repairs on future years' budgets with careful planning. For the first time in several months, the Finance & Insurance (F&I) Committee is fully staffed and working closely with the board to ensure that our future budgets represent our realistic needs. As we proceed, it will be imperative that we continue to speak about the challenges surrounding this issue. Your board wants to make informed decisions that will positively affect our community now and in the future.

Parking within the Community

By Garret Satfield

Unfortunately, there continue to be many concerns with the parking habits of residents of Crosswoods and their guests.

Please remember that Article 22 of the Rules and Regulations of the association specifically states that, "Parking on the private streets within Crosswoods is prohibited except for emergency vehicles, service vehicles, moving vans, or delivery vehicles parked for a minimal period of time required to perform their function." With how this rule is written, it is completely inappropriate for a resident and/or their guest to park a vehicle on the private streets, even if it is in front of the home/driveway or only for a short period of time. Since the private streets are designated fire lanes, any vehicle that is parked on the street is subject to immediate towing from the community and the homeowner may be called to a hearing with the board.

Additionally, there have been multiple instances of residents using guest parking spaces throughout the community. Article 22 clearly states, "Homeowners may not use guest parking spaces." Additionally, Article 4.13 (e) of the CC&Rs states, "Only the vehicles of guests may be parked in such [guest] parking spaces." Again, if a resident is parking a vehicle in guest parking, it is subject to immediate towing from the community and the homeowner may be called to a hearing with the board.

As always, it takes the efforts of all residents to make sure these rules are followed at all times. Please do everything necessary to ensure all residents and all guests of your home are informed of and follow the association's parking rules at all times.

If you would like to read more about the parking and vehicle restrictions within the community, please refer to Article 4.13 of the CC&Rs and Article 22 of the Rules and Regulations. As you will note in these two sections of these documents, there are many restrictions and expectations of all people and vehicles associated with the community.

As always, if you have any questions or concerns regarding the parking and vehicle restrictions at Crosswoods, please do not hesitate to reach out to the office.

Regular Garbage and Recycling Pickup

By Garret Satfield

Recently, Management has noticed an increase in the number of garbage and recycling cans that are in view of the common area outside of the approved timeframes.

Please remember that Article 28 of the Rules and Regulations of the association states that, "Trash and recycling containers must be kept closed and stored completely out of view from the Common Area or any other residence. Containers may be placed at the curb no earlier than the evening before pick up and returned to the residence no more than 12 hours after pick up."

With trash being picked up each Friday, it is expected that the cans are not placed out for collection until Thursday evening hours. Additionally, cans should be returned back to the home by Saturday early morning.

Architectural Application and Approval

By Garret Satfield

Recently, there have been several projects affecting homes in the community that were started before applying for and receiving architectural approval.

Please remember that Section 9.1 of the CC&Rs explicitly requires that "no Improvement… shall be commenced, erected, painted, or maintained with the Development, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications… have been submitted to and approved in writing by the Board…"

Please recognize it is in everyone's best interests that materials for projects not be ordered until you have the written approval from the board. If a homeowner places an order prior to receiving formal approval, they run the risk of not being able to complete the project. If the work has been started (or completed), you may be required by the association to restore everything to its original state and/or be called to a hearing with the board. Additionally, you may be held responsible for expenses between yourself and the contractor that may have been easily avoided.

It is important to note that only properly licensed and insured contractors are allowed to work within the community. If the contractor's information does not pass with the Contractors State Licensing Board, the application will automatically be denied.

Once you have formal written approval from the board, you are free to begin your project. If you have any questions regarding this process, please contact the office prior to beginning your project.

Bulk Waste Pickup

By Garret Satfield

Please be advised that on Thursday, April 25, 2019, Crosswoods will participate in the City of Citrus Heights' bulk waste pickup program. This bulk waste pickup will be held in place of dumpsters being placed on Crosswoods Circle for resident use.

For your reference, a printout from the City of Citrus Heights' website showing the expectations for bulk waste pickup is included with this newsletter. These directions must be followed exactly as listed. Any residents and/or homeowners that are found to not follow each of these directions as explicitly listed will be subject to being called to a hearing with the board.

Additionally, please note that items may only be placed along the interior of Crosswoods Circle; this side of the street is represented in pink on the attached community map. Various courts in the community that branch off the correct side of Crosswoods Circle for item placement are Vera Cruz, Monticello, San Angelo, Amado, Calexico, El Porto, Montez, El Cabo, Rio Cuarto, Rancho Mirage, and San Felipe.

Do not, under any circumstances, place items for pickup on the outside of Crosswoods Circle. If you are placing items on the outside of Crosswoods Circle that does not have the listed streets branching off of it, you are in direct violation of these directions.

Additionally, please note that no items may be placed on any of the private streets of the community.

Please understand that if there are any issues whatsoever with residents and/or homeowners not following these directions exactly as presented in the newsletter, it is very likely the association will incur additional expenses that could have easily been avoided.

Any issues with the bulk waste pickup may ultimately lead to the association not providing any way for residents to dispose of larger items. If this occurs, residents will become responsible for making their own arrangements for such disposal. Therefore, it is absolutely imperative that each resident does all they can to ensure these guidelines are followed as closely as possible.

If you have any questions about any of the above or attached information, please do not hesitate to contact the office by phone at 916.723.3120 or by email at garret@crosswoodshoa.com.

Thank you for your understanding and cooperation.

Pool Season

By Garret Satfield

Now that we are well into spring, it is time for the pools to be ready for opening.

The main pool near the office will open on Monday, April 15th, while the Retreat and San Jacinto pools will open on Friday, May 24th. With the main pool being heated, you will be able to enjoy it a bit earlier than the other pools.

Prior to using the pools, please review the pool rules and regulations of the community. All residents, homeowners, and guests of the community are expected to follow these rules at all times.

Thank you for your cooperation and assistance in ensuring we have a great pool season. Have a great swim!

Neighborhood Watch Update

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

Spring Greetings Neighbors…

I am quite happy to repeat myself by sharing the same information from the last newsletter, "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 adjacent to Sylvan Road continue to report random burglaries and stolen vehicles but we remain sheltered in Crosswoods." Keep up the good work neighbors! Our safe community is definitely due in part to our collective vigilance.

The Citrus Heights Police Department (CHPD) continues to provide its citizens with helpful tools and information. Personally, I follow CHPD on Facebook and routinely read about their successful efforts to foil illegal activities in Citrus Heights along with information about department activities. The CHPD Crime-Prevention web page (https://www.citrusheights.net/300/Crime-Prevention) includes a number of useful programs:

- **Project Lifesaver** - A new program that offers identification bracelets for individuals diagnosed with Alzheimer's, dementia disorders, autism, Down Syndrome, or similar conditions. The bracelets can be tracked in the event an individual goes missing;
- **Online Reporting** - Learn how to report crimes online;
- **Citizen Alert** - Subscribe and receive important notifications;
- **Crime Map** - Fill in your address and see Citrus Heights crime details;
- **Neighborhood Watch** - Helpful tools;
- **Business Watch** - Helpful information and an online forum for business owners;
- **My Property** - Guidance on how to document your valuables;
- **Quick Links** - Including a Vacation Checklist; and
- **Tip Forms** - Includes a home security checklist, vehicle theft prevention and burglary theft and a residential burglary flyer among others.

The Crosswoods Neighborhood Watch committee meetings occur quarterly on Mondays at 6:00 pm in the HOA meeting room. Mark your calendars for the rest of 2019 and please plan to join us!

Neighborhood Watch Meeting
Monday, July 1st at 6 pm
Crosswoods Meeting Room

IF YOU SEE SOMETHING, SAY SOMETHING!

Report non-emergency homeless concerns to the Citrus Heights Police Department representative via email:
navigator@citrusheights.net

Report Neighborhood Watch concerns via email to:
crosswoodsnw@gmail.com

and HOA infractions to:
garret@crosswoodshoa.com
or call 916.723.3120.

Safety Tips

Originally published at Forbes.com

- Keep your car keys on your night table so the alarm fob is close by. If you have an intruder, that noise could help.
- Set the home address on your GPS to an address (or fake address) near your home, but not to your actual home address. You don't want your car stolen and then your home burglarized.
- Be careful what information you share on social media.
- Lock up prescription medicines.
- If you receive a call from a credit card company about potential fraud on your account, hang up and call the number printed on the back of your card.
- Block people's view of your hand when entering alarm codes, PIN numbers, etc.
- Never rely on door chain locks for safety.
- If you have physical car keys, carry them in your hand when walking in a parking lot. This makes getting into your car much quicker.

Agreements Affecting Real Property

By Garret Satfield

Over the last nine months, the board has been diligently working with Management and legal counsel to determine the best course of action for architectural application approvals that directly impact the structure of each home in the community.

The concern is if a homeowner were to make a structural change to the home that then contributed to damages of association-maintained items, who would be responsible for the work? What recourse would the association have to hold a homeowner accountable if such circumstances occurred?

A simple instance of when these problems might occur would be if a homeowner installed a new window where there wasn't previously a window. If the window was installed incorrectly and led to leaking that damaged the siding, the homeowner should rightfully be responsible for those repairs.

After much discussion and work with legal counsel, the board has approved the creation and implementation of a legal document titled, "Agreement Affecting Real Property." This agreement protects the association from being responsible for repairs that can be directly attributed to a homeowner's actions (or inactions) that caused damages. Additionally, the agreement is recorded against the deed of the home, ensuring that all potential and/or future ownership parties are aware of the related circumstances and their impact on the maintenance of the home.

There are many instances where the homeowner will be required to complete and file this agreement as part of their architectural approval, including but not limited to installations of skylights, solatubes, deck extensions, and windows where none were previously. Please contact the office if you have questions of whether or not your upcoming project will require the completion of this agreement.

With this agreement, there does come an expense to the association for each individual situation, as the association must confirm the ownership of each home, clarify the details and conditions of the agreement, and ensure the document is properly completed, filed, and recorded. Accordingly, there is a flat fee of $225.00 that is charged to each homeowner for each project for the completion and recording of the agreement when applicable. Please note this fee is solely for the reimbursement of the association for monies expended for the preparation and filing of the document, ultimately for an elective architectural modification of the homeowner's choosing.

For the various projects where this agreement will come into play, the completion and recording of the agreement will be a condition of architectural approval. Any homeowner that is directed to complete the agreement and does not do so may be deemed to be in violation of the governing documents of the association.

The board understands why there may be questioning of or resistance to the implementation of an agreement such as this. Please understand this agreement is intended to protect all homeowners within Crosswoods from any unnecessary expenses that could have easily been avoided. In short, each homeowner within the community has a responsibility to all other homeowners to make sure all parties are protected at all times. The board believes this agreement helps accomplish this goal.

Thank you for your understanding in this matter. If you have any questions or concerns regarding the agreement or the above information, please do not hesitate to contact the office. Management is more than willing to help you navigate through the architectural approval process.

Newsletter Delivery

By Garret Satfield

Thank you so very much to all homeowners and residents who have completed and submitted their requests for electronic delivery of the newsletter.

As of March 26, 2019, we have 151 Crosswoods homes with 163 total email addresses that have signed up for electronic delivery. This is absolutely fantastic! Not only does this save time with the preparation and printing of the newsletter, but it also saves the association money due to lower hard costs associated with the newsletter, including postage, envelopes, labels, paper, toner, and manpower.

All that being said, we still have a long ways to go for the entire community to be enrolled in electronic delivery. 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. Not only will your neighbors thank you for helping save association funds, but Management will thank you as well for the lighter preparation needs.

Thank you for your consideration!

Committee & Board Meeting Schedule

Neighborhood Watch: Monday, April 1st at 6 pm

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

Landscape Control Committee: Tuesday, April 9th at 10:30 am

Pool Committee: Monday, April 15th at 4pm

Finance & Insurance Committee: Wednesday, April 17th at 4 pm

Board of Directors: Wednesday, April 24th at 6 pm

Architectural Control Committee: Tuesday, May 7th at 6 pm

Landscape Control Committee: Tuesday, May 14th at 10:30 am

Finance & Insurance Committee: Wednesday, May 15th at 4 pm

Pool Committee: Monday, May 20th at 4 pm

Board of Directors: Wednesday, May 22nd at 6 pm

Architectural Control Committee: Tuesday, June 4th at 6 pm

Landscape Control Committee: Tuesday, June 11th at 10:30 am

Pool Committee: Monday, June 17th at 4 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 Memorial Day holiday, the office will be closed on:

⇒ Monday, May 27, 2019

Agenda Items Reviewed and Action Taken by the Board of Directors during the months of February and March

⇒ Reviewed and discussed changes to the community landscape rules and guidelines

⇒ Approved Browning Reserve Group for the performance of the 2020 fiscal year's reserve study

⇒ Appointed various committee members and chairpersons

Looking for a Way to Help at Crosswoods?

Volunteer to serve your neighbors and friends of the community! Currently, there are positions available for appointment to the following Crosswoods organizations:

1) Board of Directors

2) Architectural Control Committee

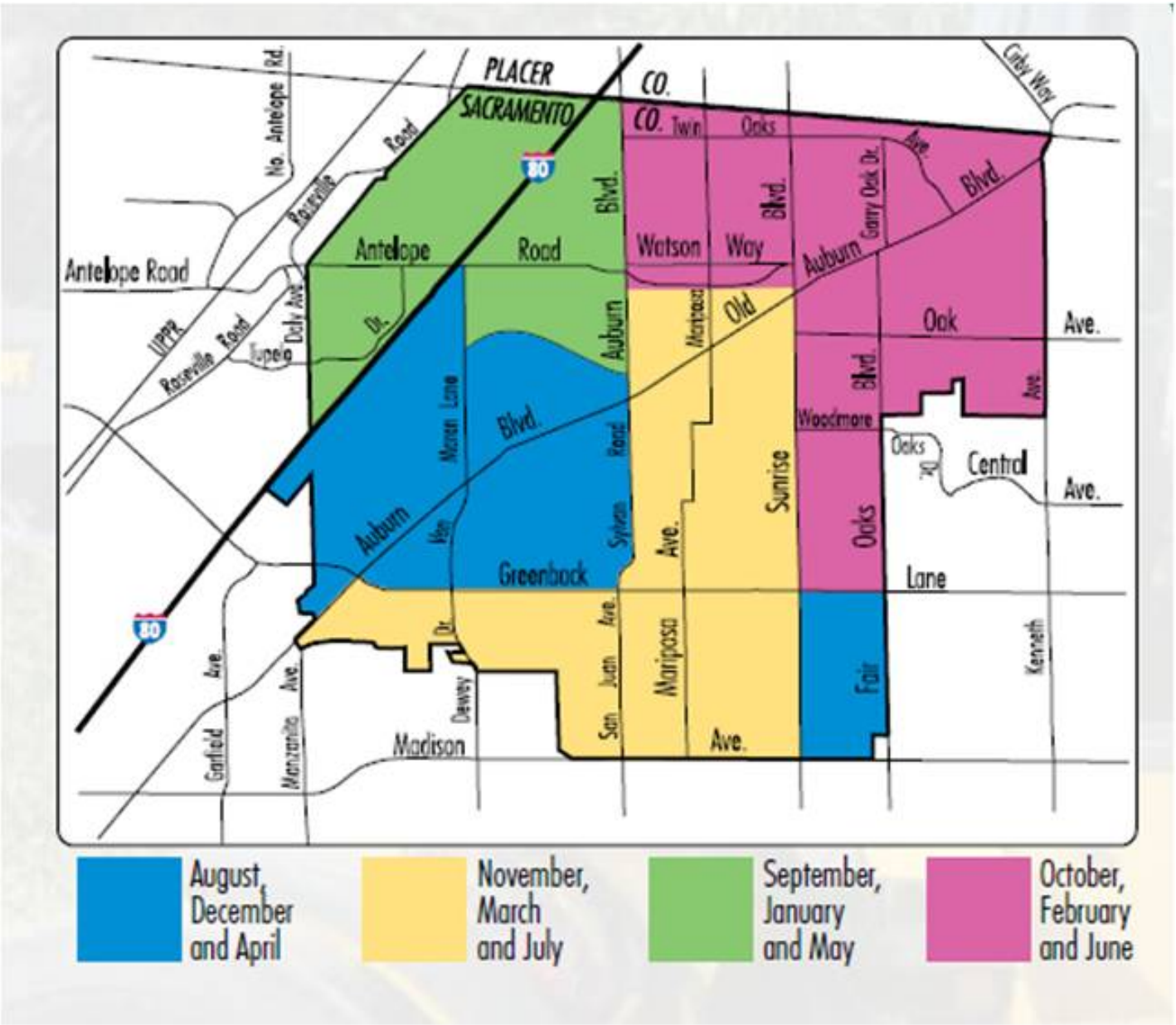
If you are interested in serving with one (or more!) of these organizations, please contact the office. If you submit a formal request for consideration of appointment, it will likely be reviewed by the board at a subsequent meeting.

Thank you to all of our Crosswoods volunteers who continue to assist with the functions of the community!

Neighborhood Cleanup

Since August of 2006, Citrus Heights residents have been provided with neighborhood cleanup service 3 times per year for bulky item pickup. Information about the service is provided annually as part of your Customer Service Guide (PDF) (calendar), which is mailed to each service address in January. The guide comes in calendar form and provides information about the Neighborhood Cleanup (NCU) program and includes a map (PDF) showing each area's scheduled months for bulky waste collection.

Collection Schedule Map



Notification

Residents are notified of their exact pickup date with a door hanger 1 week before it is collected. You can also call Republic Services or the city a few days before your scheduled month for exact day information. Please remember that materials should not be set out more than 2 days before the scheduled date. This will minimize illegal dumping, piles being scattered and becoming hazards, and unwanted scavenging.

Please feel free to call Republic Services Customer Service at 916-638-9000 or 916-725-9060 for more information.

Program Guidelines

- Customer households will be notified with a door hanger 1 week before the scheduled cleanup date.
- All materials must be set out for collection by 6 a.m. on the scheduled collection date.
- Loose items must be placed in disposable containers like cardboard boxes for loose debris and large plastic bags for loose leaves.
- Only items that are allowed for collection may be set out.
- Items set out that are in violation of program guidelines or unacceptable materials may be subject to penalties.

- 10 cubic yards are allowed per pick-up.

Acceptable Materials

- Appliances (refrigerators, stoves, washers, dryers, air conditioners) - must be placed away from pile for separate collection
- Barbecues
- Branches (must not exceed 6 feet in length and 4 inches in diameter)
- Carpeting
- Computers, monitors, electronics, and televisions - must be placed away from pile for separate collection
- Furniture (chairs, sofas, dining tables)
- Mattresses
- PVC / plastic pipes (no steel pipe)
- Tires - must be placed away from pile for separate collection
- Toys
- Wood (including fencing and lumber - must not exceed 6 feet in length and 4 inches in width, and fencing must be disassembled

Unacceptable Materials

- Automobiles or auto parts, including camper shells
- Backyard spas
- Boats or boat parts
- Bullets / shells / explosives
- Commercial or contractor waste
- Construction material (such as concrete, dirt, rocks, bricks, sheet rock, roofing material, etc.)
- Foul materials of any sort
- Household hazardous waste (such as paint, pesticides, oil, cleaning products, batteries, etc.)
- Household waste
- Liquid waste
- Medical waste
- Universal waste (such as fluorescent light bulbs or products with mercury)

Placement

Materials must be set out at the curb (not in the gutter) and must not obstruct sidewalks or roadways. Materials may not be placed:

- Next to parked vehicles (must be 6 feet from any vehicle)
- Next to garbage or recycling carts
- In ditches or on private property
- Against fences or buildings
- Blocking sidewalks or streets

Helpful Hints

- Have all of the materials you plan to discard ready to move to curbside
- Bundle up tree branches
- Make sure all appliance doors are removed for safety

Contact Us

Residential Waste Management & Recycling

Email Residential Waste Management & Recycling

Phone: 916-725-9060

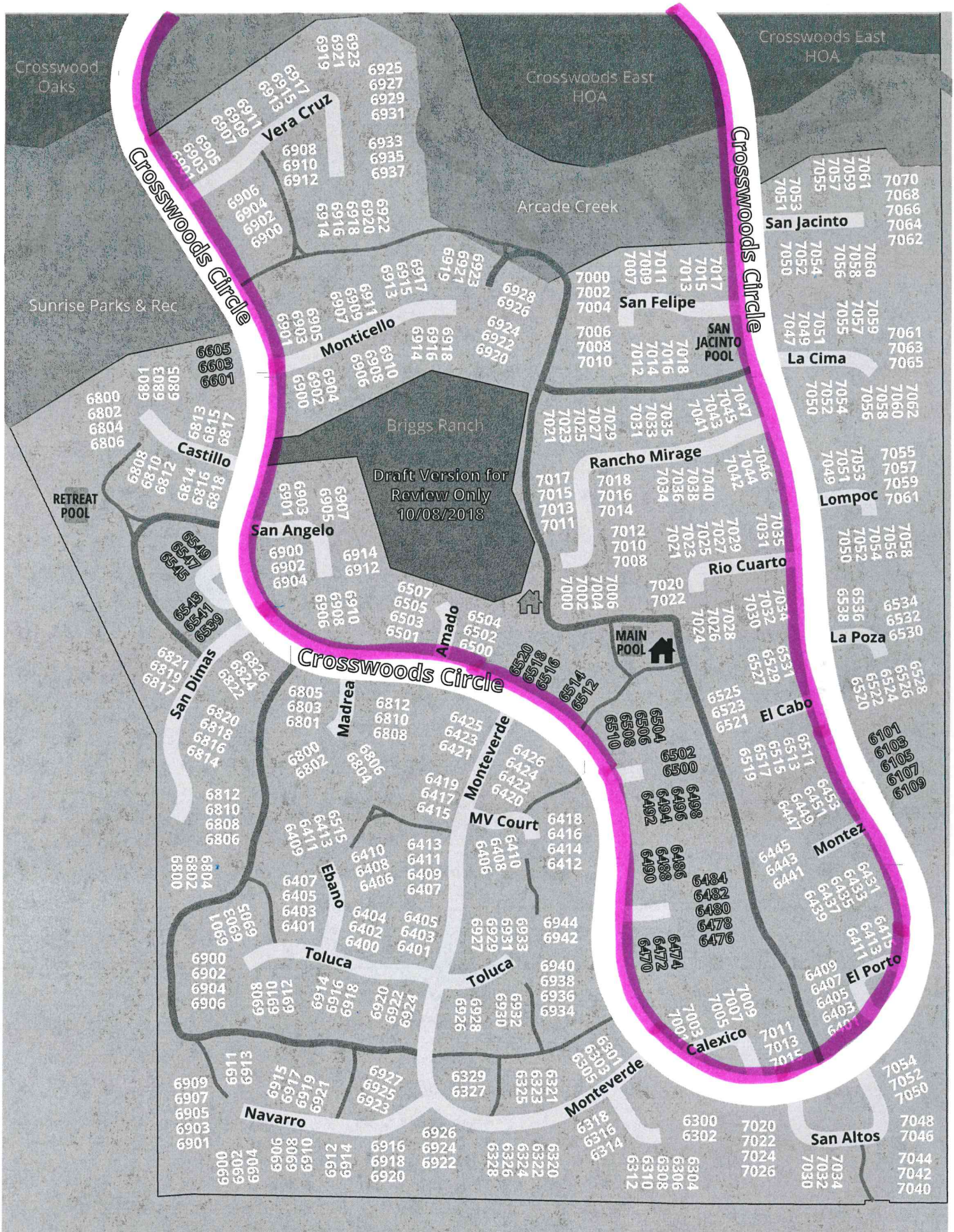
Fax: 916-727-1454

Directory

GOVERNMENT WEBSITES BY **CIVICPLUS®**

Select Language ▼

Powered by Google **Translate**



Bulk waste pickup may only be placed on the inside of Crosswoods Circle. If you live on a street other than the ones listed in the newsletter article, this means you have to cross the street in order to place out a pile. If you have any questions, please call the office at 916.723.3120. Thank you for your assistance.

CROSSWOODS
HOMEOWNERS ASSOCIATION
The Jewel of Citrus Heights

Newsletter by Email Request

At a recent open meeting, the Board of Directors discussed how best to ensure all homeowners and residents receive each bi-monthly newsletter, ensuring their ability to review all community notices and information contained in each issue. After much discussion, the board directed Management to see to the mailing of this and all future issues of the newsletter to all pertinent parties. Understandably, this direction creates a postage and preparation expense for each issue of the newsletter.

Considering the above, if you still wish to receive the newsletter by email only, please complete and submit the below form to the office. By completing and submitting this form, your name and email will be added to a database which will be used for electronic delivery of each issue. Any homes that do not complete and submit the below form for email delivery of the newsletter will continue to receive a hard copy of the newsletter in the mail every two months.

Please note that if you have previously received the newsletter by email, we still need you to complete and submit the below form. All previous email addresses for newsletter delivery have been removed from the database to ensure a clean, smooth transition.

Owner/Resident Name: _____

Crosswoods Home Address: _____

Email Address: _____

I certify that all of the above information included within this form is correct and true to the best of my knowledge. I further acknowledge that if any of the above information changes at any time in the future, it is my responsibility to notify the Office in writing of such changes.

Owner Signature: _____ Date: _____

Please submit this form to the Crosswoods Homeowners Association Office via at least one of the following methods:

Crosswoods Homeowners Association
c/o General Manager
6510-B Crosswoods Circle
Citrus Heights, CA 95621
garret.satfield@managementtrust.com
courtney.powell@managementtrust.com
Fax: 916.723.2234