

# CROSSWOODS HOMEOWNERS ASSOCIATION

## TOWN HALL MEETING

THURSDAY, AUGUST 29, 2019

7:00 PM

CITRUS HEIGHTS COMMUNITY CENTER  
6300 FOUNTAIN SQUARE DRIVE  
CITRUS HEIGHTS, CA 95621

ALL HOMEOWNERS ARE WELCOME!

### DISCUSSION TOPICS TO INCLUDE:

OPERATING FUNDS

SIDING AND PAINT CYCLE

ESCROW REPAIRS

ASSESSMENTS

RESERVE FUNDS

MAINTENANCE CHALLENGES

FINANCIAL IMPACT

FUTURE & ONGOING WORK

GIVEN THE IMPORTANCE OF THIS  
MEETING, WE NEED TO FILL THE ROOM AT  
THE COMMUNITY CENTER. PLEASE MAKE  
EVERY EFFORT NECESSARY TO JOIN US.  
WE LOOK FORWARD TO SEEING YOU!

# THE CROSSWOODS REPORTER



A Newsletter for the Crosswoods Homeowners Association

August 2019

## President's Column

By Kelly Morris

While contemplating the theme of this month's article, I thought back to a recent event that prompted me to think about actions and unintended consequences. Have you ever made a hasty decision or taken action on something in anger, only to discover later that maybe your action or decision wasn't as well considered as you had thought it was? I think we all have at one time or another. Sometimes, we find out that what we thought was a good idea actually exacerbated the original problem or, even worse, created further problems we hadn't considered. Those are the unintended consequences that we have all faced at one time or another. Unintended consequences can take on an even more profound significance in a community such as Crosswoods where decisions made and actions taken can sometimes affect not only those that make them, but also everyone else in the community.

In the coming weeks you will see tree trimmers throughout the community aggressively trimming trees both on Crosswoods Circle as well as on all of the interior streets. Trimming of healthy trees isn't normally something that we would do at this time of the year because of the heat and the potential to cause additional stress to trees weakened by several years of drought. The need to take this ill-timed action now is the result of a complaint from both the City of Citrus Heights and Sacramento Metro Fire District citing the need to maintain a minimum of 13'6" clearance above our streets for emergency vehicle access. As a result

of the complaints we will need to trim approximately 450 trees at an expense of approximately \$21,000. The work has begun and will be ongoing for a few weeks.

As you might imagine, we were taken somewhat by surprise when the City and Fire District contacted us, as we had not had any previous complaints or communications. When asked, they both indicated the complaints were the result of a Crosswoods resident to them. While well meaning I'm sure, the resident's decision to work around the HOA and go directly to the City resulted in several unintended consequences. First, the Association had to issue an emergency contract to do the work and comply with the complaints. In this case the cost of the contract had not been budgeted for and equates to about \$45 per unit. Secondly, the work will be done at the peak of the summer heat that is potentially risky for already stressed trees.

The normal process for addressing these kinds of concerns and issues is to address them to the Association first and give us a chance to try and resolve them. The first step is to communicate problems to Garret, who will do his best to either resolve the issue or, if he cannot, forward it to the Board for their review and action. If you feel that your issues aren't being addressed, please bring them directly to the Board. Each and every open meeting has an open forum for homeowners to address their concerns. I know it's not always easy to confront issues and concerns, but only by doing so can we make good and well informed decisions that minimize the unintended consequences.

### 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  
Red Straub, Vice President  
Margarita Orozco, Treasurer  
Teri Todd, Secretary  
Leslie Lake, Member at Large  
Linda Rockett, Member at Large  
Vacant, 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

## Comcast Services

By Garret Satfield

Recently, the Finance & Insurance Committee and Board of Directors met with representatives of Comcast to discuss a proposed extension of the current agreement existing between the association and Comcast.

As a result of these discussions, the board has approved an extension of the agreement with Comcast through June 2024, ensuring that all residents of Crosswoods are able to receive basic cable television services as one of the benefits of living in the community. These services are being offered to Crosswoods at a greater discounted rate than in recent years.

As part of these services, each home is entitled to receiving a high definition receiver for their cable television services. In order to ensure your account with Comcast is properly set up and the appropriate credits are applied to your monthly billing, please call Comcast directly at 800.934.6489. When you are connected to a person, ask for a "Bulk Rate Representative." You need to be transferred to this representative in order to ensure they pull up the agreement for Crosswoods and make sure the correct credits are applied. The standard customer service representative may not be able to completely assist you and you may miss out on available credits.

While each home does receive the cable television services, you will need to make other arrangements for your internet, phone, and security system services at your home. If you elect to bundle these services with Comcast, your account will be set up correctly given the association agreement.

## Neighborhood Watch

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



**National Night Out is Tuesday, August 6 from 7-8:30pm!** Join your neighbors on Crosswoods Circle at San Altos Circle. Members of the Citrus Heights Police Department (CHPD) will drop by to discuss current issues and concerns and to answer your questions. Refreshments will be provided along with drawings for prizes. Bring a lawn chair or blanket to sit on.

National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances.

**No crimes reported in Crosswoods** as of July 22. The closest incidents were approximately 1.5 miles away on Fountain Square Drive (business theft) and Sylvan Road (home

theft) respectively. Thank you CHPD and Crosswoods Neighborhood Watch for ongoing efforts to keep crime away!

**Do you exercise at night?** If you are out walking, jogging, or riding a bicycle after dark please utilize reflectors or a flashing light, making it easier for drivers and cars to see you! The same goes for your pets if they are with you. Be sure to put something on their leash or collar to ensure that they are noticeable from the road.



**Did you know** that Sacramento, Yolo, and Placer counties have joined forces to have a state of the art community notification system to alert residents about emergency events and other important public safety information? This system enables each county to provide you with critical information quickly in a variety of situations, such as severe weather, unexpected road closures, missing persons and evacuations of buildings or neighborhoods. Go to [www.sacramento-alert.org](http://www.sacramento-alert.org) and register today for the Sacramento Region Emergency Notification System!

**The next Neighborhood Watch Committee meeting** will take place on Monday, October 7, 2019 at 6pm in the HOA meeting room. We hope to see you there!

### **WATCH CAPTAINS NEEDED!**

We need volunteers for the following areas. If you are interested in supporting Crosswoods Neighborhood Watch efforts, please email Cynthia at [crosswoodsnw@gmail.com](mailto:crosswoodsnw@gmail.com)!

Crosswoods Circle (6512-6520) El Cabo

El Porto

La Poza

## Committee & Board of Directors

### Meeting Schedule

**Architectural Control Committee:** Tuesday, August 6th at 6 pm

**Landscape Control Committee:** Tuesday, August 13th at 10:30 am

**Pool Committee:** Monday, August 19th at 4pm

**Finance & Insurance Committee:** Wednesday, August 21st at 4 pm

**Board of Directors:** Wednesday, August 28th at 6 pm

**Architectural Control Committee:** Tuesday, September 3rd at 6 pm

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

**Pool Committee:** Monday, September 16th at 4 pm

**Finance & Insurance Committee:** Wednesday, September 18th at 4 pm

**Board of Directors:** Wednesday, September 25th at 6 pm

**Architectural Control Committee:** Tuesday, October 1st at 6 pm

**Neighborhood Watch Committee:** Monday, October 7th 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 Labor Day holiday, the office will be closed on:

⇒ Monday, September 2, 2019

## Agenda Items Reviewed and Action Taken by the Board of Directors during the months of June and July

- ⇒ Discussed financial state of association
- ⇒ Reviewed requests submitted by committees
- ⇒ Discussed concrete removal and replacement
- ⇒ Discussed project management services
- ⇒ Reviewed cable agreement extension
- ⇒ Reviewed various landscaping concerns

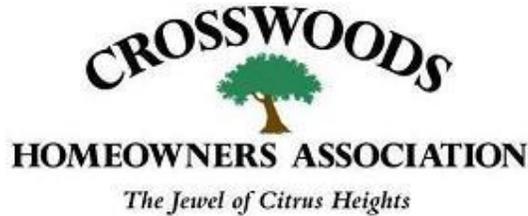
## Looking for a Way to Help at Crosswoods?

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!



**Candidate Introductory Statement  
Self-Nomination Form for Election of Board of Directors**

The Annual Meeting of the Membership for Crosswoods Homeowners Association will be held on November 21, 2019. Two (2) members of the board have expiring three-year terms. If you are interested in serving on the Board of Directors and would like your name placed on the ballot for the upcoming election, please complete and submit this form to Management by **August 30, 2019 at 2:00 pm**. Please note that in order to be eligible for election to the board, you must be a “Member in Good Standing” as defined by the governing documents of the association. Any members of the board with an expiring term who are interested in serving again should also complete this form. *Please type or print legibly.*

Owner Name: \_\_\_\_\_

Crosswoods Home Address: \_\_\_\_\_

Please list any experiences, special skills/qualifications, interests, and why you would like to serve on the Board of Directors (*Optional*): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you wish, you may also attach a “Director Election Statement” with this form. Your statement may be submitted on one side of a single 8 ½” x 11” piece of paper and must be reasonably related to the election.

This submitted form and any attachments will be mailed with the secret ballot. Please note that the home address will be deleted for confidentiality purposes. It is your responsibility to confirm that your form has been received by Management.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Please submit your Candidate Introductory Statement to Management via at least one of the following methods:**

Mail or Hand-Deliver: Crosswoods Homeowners Association  
c/o General Manager  
6510-B Crosswoods Circle  
Citrus Heights, CA 95621  
Fax: 916.723.2234 • Email: garret.satfield@managementtrust.com