THE CROSSWOODS REPORTER

A Newsletter for the Crosswoods Homeowners Association

August 2020

President's Column

By Dale Smith

First, let me thank all of those who voted in the recent election; regardless of how you voted, you voted for the Crosswoods community, and you voiced your opinion. Now, it's time to move forward with a commitment to solving our financial issues, with all of us pulling together to make that happen. I believe it's important for all members of the Crosswoods community to know their Board of Directors, and I'm taking this time to introduce YOUR board with a brief recap of their careers, experience and backgrounds:

Bill Swars had a 35-year-plus career with the Department of Defense, spending 28 years in Contracting as a Contract Negotiator, Procuring Contracting Officer, and Chief of the Pricing Division. If this wasn't enough, Bill served as the Air Force Logistics Command Representative to the Executive Committee of the Military Electronics Board. Bill has been the Treasurer of the HOA, Chair of the F&I Committee, and a member of the RV Committee, the Pool Committee, and several ad-hoc committees. He has served on the board since November 2019.

Sara Lombardo had a 22-year career with the State of California, working for 16 years as an analyst with the Employment Development Department and 6 years as a negotiator of contracts with the Employment Training Panel. Sara brings a wealth of experience that will be vital to the Board of Directors and Crosswoods HOA.

Sam Miller had a 45-year career as a city planner in both the public and private sectors, and has held positions of VP of Community Development to Director of Planning and Community Development. Sam has participated in the writing of CC&Rs and served on a large HOA board in El Dorado Hills. In all cases, Sam was responsible for the establishment and management of budgets and proformas.

Rudy Di Massa spent 30 years with the State of California in mid-management and senior management positions, with duties and responsibilities ranging from managing major projects, procurements, and contracts, to developing and managing annual operating budgets of more than $50 million. Additionally, Rudy developed short- and long-term strategic business plans. Rudy is a past member of the Board of Directors and has lived in this community for over 39 years.

Dafina McCree has over 13 years of experience working in the banking industry, receiving various awards including Employee of the Year. Currently, Dafina is working for a commercial development company where she manages the day-to-day operations of seven grocery-anchored shopping centers. Among her major responsibilities of vendor management, she is responsible for the operating and capital expenditure budgets, and oversees various annual capita projects regarding roofing, asphalt, painting, plumbing, etc.

My 38-year career has primarily been in human relations and labor relations, where I negotiated labor agreements on behalf of the Department of Defense with many federal organizations, including the police and firefighter unions. Currently, I'm a teaching golf professional at Diamond Oaks GC in Roseville.

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Newsletter Editors:
Judy Reule
Leslie Lake

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Mon., Tues., Wed., & Thurs. 9 am to 3 pm
Friday: 9 am to 2 pm

Board of Directors
Dale Smith, President
Dafina McCree, Vice-President
Sam Miller, Treasurer
Sara Lombardo, Secretary
Rudy Di Massa, Member at Large
Bill Swars, Member at Large
Vacant, Member at Large

Management
Judy Reule, General Manager
judy.reule@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
Quarterly, First Monday at 6 pm
Cynthia Biedermann, Chairperson

RV Lot Committee
Meets as Needed
Vacant, Chairperson

Contract Review Committee
Meets as Needed
Christine Swars, Chairperson

Website Committee
Meets as Needed
Sara Lombardo, Chairperson

President's Column

Continued from page 1

As you can see, the board has plenty of experience negotiating contracts, preparing and managing extremely large budgets, and developing short- and long-term plans. YOUR board will be utilizing all of that experience as we go forward with competitively bid work, cost controls, line item reserve budgets, transparency with our financial records, and spending within our means.

With a new board comes adjustments, and I'm sure all of you want to be made aware of any changes or possible changes in the community, what YOUR board is doing, and how it might affect you or your neighbor. My goal, like that of all members of the board, is to provide you with up-to-date information, and you can get that by tuning into the monthly Board of Director meetings through teleconferencing. Contact the office and provide your email address. Then, prior to the board meeting, you will receive an email outlining the meeting agenda and directions for how to tune in.

Another way to stay informed is with the "all new" Crosswoods website, www.crosswoodshoa.com, which is in the process of being updated as we speak, and is available to you as a member of the community. With the website, there is no reason you won't be in the know.

I look forward to working with all of the talented hard working people who devote their time and energy to being on committees, making Crosswoods "the place to live" in Citrus Heights. I also look forward to meeting as many of my neighbors as possible. If you see me out walking, say hi, and if you see me driving in or out of the community in my older black Corvette, be sure and wave. I will wave back.

Neighborhood Watch Update

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

I hope that you are enjoying your summer such as it is given the current restrictions. Thankfully, we are fortunate to have a beautiful and safe place like Crosswoods to walk and enjoy the outdoors.

It is my pleasure to welcome Dale Smith, the new board liaison (and new HOA board president) to the NW committee. As I will be wrapping up my tenure as NW chair at the end of this year, I am happy to know that we will have an active new board representative involved. We are still looking for committee members, and a new committee chair for January 2021! Let me know if you have any questions if you are interested in getting involved.

Please remember to be alert, keep your doors locked in an effort to minimize crimes of opportunity, and stay safe!

Crime Reports:

- In June, a man (potentially homeless by appearances) attempted to open the front door of a home in Crosswoods that had a "for sale" sign posted. The homeowner's security system caught the individual on camera, and the video was given to CHPD.
- An auto theft occurred in the 6800 block of Crosswoods Circle near La Cuesta and Caleta Lanes on July 17th.
- A small homeless camp was identified in the green space across from the entrance to Vera Cruz Ct., and was reported to CHPD on July 22nd.

Stay cool and please stay safe.

IMPORTANT!

The next Neighborhood Watch Committee Meeting is currently scheduled for Monday, October 5, 2020 at 6:00 pm in the HOA Meeting Room.

*This date will remain tentative depending on COVID-19 restrictions.

National Night Out 2020 is on hold until further notice. At this time, the Citrus Heights Police Department has not released an alternative date due to COVID-19.

Accounts Receivables

By Garret Satfield

Currently, there are several homeowners accounts that carry outstanding balances owed to the association in all different amounts. Some of these amounts owed are smaller, while others are larger.

When you have a moment, please contact the office and inquire after the balance of your account. The Finance & Insurance Committee and board would like to see those accounts brought current so the association may continue to see to its managing responsibilities of the community and maintain cleaner books.

Community Pools

By Garret Satfield

Please remember that the only individuals who may use the community pools at this time are Crosswoods residents who have completed and submitted the pool use waiver to the office.

Recently, the office was notified of a posting on www.NextDoor.com asking for any Crosswoods residents who weren't using their fob to pass it on to residents of another community so they could use it. Obviously, this creates many concerns and is completely inappropriate. It is extremely important that we all ensure that only those individuals authorized have access to the pools.

If someone does transfer their pool fob to another unapproved party, the fob will likely be deactivated. Thank you for your assistance in helping ensure that the community expectations are followed in regards to using the community pools during the pandemic.

Dog Waste

By Garret Satfield

Time for an article on everyone's favorite topic… dog waste.

Please remember to always pick up after your pets and dispose of their waste. There have been several instances of this not occurring, and the fallout has not been pleasant. It is safe to say that no one wants to accidentally step into a land mine. Any time you take your pets out, please package up and throw away their waste in the garbage can.

Thank you for your assistance.

Comcast Services

By Garret Satfield

All residents of Crosswoods are able to receive basic cable television services from Comcast 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.

Committee & Board of Directors Meeting Schedule

Architectural Control Committee: Tuesday, August 4th at 6:00 pm

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

Pool Committee: Monday, August 17th at 4:00 pm

Finance & Insurance Committee: Wednesday, August 19th at 4:00 pm

Board of Directors: Wednesday, August 26th at 6:00 pm

Architectural Control Committee: Tuesday September 1st at 6:00 pm

Landscape Control Committee: Tuesday, September 8th at 10:30 am

Finance & Insurance Committee: Wednesday, September 16th at 4:00 pm

Pool Committee: Monday, September 21st at 4:00 pm

Board of Directors Meeting: Wednesday, September 23rd at 6:00 pm

Neighborhood Watch: Monday, October 5th at 6:00 pm

Architectural Control: Tuesday, October 6th at 6:00 pm

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

Finance & Insurance Committee: Wednesday, October 21st at 6:00 pm

Due to the coronavirus pandemic, it is anticipated that all future committee and board meetings will be held via video and/or teleconference. Instructions for digital attendance at the meetings will be included with the agendas posted at the community bulletin board.

Upcoming Office Closures

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

⇒ Monday, September 7th

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

⇒ Approved guidelines for opening the community pools during the pandemic

⇒ Reviewed ongoing tree work in the community

⇒ Approved applications to rent a unit

⇒ Appointed new officers of the board

⇒ Appointed new liaisons to each of the committees

⇒ Approved a homeowner's request for reimbursement

⇒ Discussed member participation during open meetings

⇒ Discussed ongoing funding of the operating and reserve accounts of the community

⇒ Reviewed various association contracts

Recent Emails Sent to Community

Included at the end of this newsletter are copies of emails that were previously sent to the membership over the last two months.

If you would like to be included with future email blasts sent to the community, please send an email to:

judy.reule@
managementtrust.com

Upon receipt of your email, your email address will be added to the association's records and included with future blasts.

Crosswoods Homeowners Association
CANDIDATE NOMINATIONS
Annual Meeting of the Membership and Election

The Association is preparing for the Annual Meeting of the Membership and Election to be held in November 2020. Members of the Association are invited and encouraged to become candidates in this Director election. During this election, two seats on the Board of Directors will expire and become available for election to a three-year term. In order to be a candidate, you must notify the inspector of elections in writing, mailed to the following address:

Crosswoods Homeowners Association
6510-B Crosswoods Circle
Citrus Heights, CA 95621
Attn: Inspector of Elections

Your written candidate nomination form and any director election statements described below must be received by the inspector of elections no later than **3:00 pm on Wednesday, September 16, 2020**. Each member whose written nomination is timely received by the inspector of elections shall be a candidate.

Candidates and members advocating a point of view may, but are not required, to submit to the inspector of elections at the address above, a director election statement that is related to the election. Director election statements may not exceed one side of a single 8-1/2 x 11-inch page. Director election statements that are received by the deadline for nominations will be photocopied in black and white as submitted by the candidate and will be included with the voting materials, which will be mailed to all members. By submitting a director election statement, you accept full responsibility for its content. It is each candidate's responsibility to confirm that their written nomination to be a candidate and director election statement was received by the inspector of elections.

In addition, each candidate must complete the attached affirmation of qualifications in order to appear on the ballot. This affirmation must be completed and returned to the inspector of elections along with this nomination form.

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Crosswoods Homeowners Association
Candidate Nomination Form Board Election

At a minimum, please complete and return the following information to the inspector of elections at the address above:

Date: _____

Name: _____

Address: _____

_____

Phone: _____

Email: _____

Crosswoods Homeowners Association
CANDIDATE NOMINATIONS
Annual Meeting of the Membership and Election

AFFIRMATION OF QUALIFICATIONS

I, _____, nominate myself to be a candidate to serve as a Director on the Board of Directors for Crosswoods Homeowners Association. By nominating myself and affixing my signature below, I declare that I am qualified to serve as a Director on the Board for the Association, as outlined in the Association's Governing Documents. More specifically, I declare the following:

- I am a Member of the Association at the time of this nomination.
- My name appears on the title to the separate interest parcel that gives me the authority to be a Director on the Board of Directors of the Association. If title is held by a legal entity that is not a natural person, the governing authority of that legal entity has appointed me, in writing, to be a Member of the Association for purposes of serving as a Director. I have enclosed this written appointment to this affirmation if my nomination is based upon appointment by such a legal entity that is not a natural person that holds title to this separate interest parcel.
- I have never been convicted of misdemeanor or a felony. Initials: _____
- I acknowledge that if the Board of Directors is aware or becomes aware of any past crime for which I have been convicted that would prevent the Association from purchasing fidelity bond coverage as required by Civil Code Section 5806 or would terminate the Association's existing fidelity bond coverage, that my ability to serve as a candidate or as a Director shall immediately be terminated.

  Initials: _____
- If applicable—In an effort to assure the Association that my past convictions will not cause my ability to serve as a candidate or as a Director to be terminated, I fully disclose that I have been convicted of the following crimes:
  - _____
  - _____
  - _____
- I have not been disqualified from serving as a Director by the Association's Board of Directors, in compliance with Civil Code Section 5100, subdivision (g), for being delinquent in payment of Regular or Special Assessments.
- If another person holds a joint ownership interest in the separate interest parcel which allows me to serve as a Director, either puts forward their name as a candidate to serve as a Director or who would continue to serve as a Director on the Board of Directors for the Association, I acknowledge that only one (1) of us may serve as a candidate or as a Director simultaneously.

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

By: _____ _____
Signature Date

Garret Satfield

From: Garret Satfield
Sent: Monday, June 29, 2020 10:11 AM
Subject: Please Read! - Unwanted Visitors in the Community

Importance: High

More than once over the last week, we have had various individuals checking homes and windows at the front door to see if the doors are unlocked. These individuals appear to be homeless, and they may be looking for vacant homes to sleep in overnight.

If your home is currently for sale, you may want to make sure the home is as secure as possible. Homes for sale have been recently targeted, and these potentials break-ins look to be crimes of opportunity. Consider having removable "For Sale" signage so there is nothing out at night.

If someone comes to your door and you do not know them and/or are not expecting them, it is always best to not answer the door. Also, I believe it is safe to say that no one has any business showing up to your front door at 2:00 am unless you know them and/or know they are coming.

If at any time your home (or a neighbor's home) is being targeted for a possible break-in or you do not feel safe, immediately call 911. The operator will stay on the phone with you until the police arrive.

Stay safe and look after each other.

Garret Satfield, CCAM®, CMCA | General Manager
Crosswoods Homeowners Association

Garret Satfield

From: Garret Satfield
Sent: Tuesday, June 30, 2020 8:44 AM
Subject: Another Safety Reminder

A homeowner offered a reminder that residents should make sure to keep the garage doors closed unless you are in the garage. We have had a couple of instances where a resident retired for the evening, but at least one of the garage doors were still open, allowing unwanted visitors access to the garage and vehicles overnight. Make sure to always check the doors before retiring for the evening.

Stay safe,

Garret Satfield, CCAM®, CMCA | General Manager
Crosswoods Homeowners Association

Garret Satfield

From: Garret Satfield
Sent: Tuesday, June 30, 2020 8:30 AM
Subject: Home Sales and Escrows

A reminder that whenever a home is for sale or in escrow, the only parties that should be discussing any association business with the realtors, buyers, sellers, and/or title company are representatives of The Management Trust. No homeowner, including board and committee members, should discuss any aspect of association business with any party involved in a sale, as misinformation can be offered, which can then impact the potential sale.

Please remember there are specific requirements relating to the sale of a home within a homeowners association, and if those requirements are not met, the association can be held liable. Additionally, if a homeowner who has no interest in the home sale were to offer inaccurate information to a party involved in a home sale, that homeowner could be held liable for any issues that arise with the sale.

If a realtor, buyer, seller, or the title company have any questions relating to the association, please refer them directly to me at this email address. I will then respond to and/or route their request however appropriate. This helps ensure that a consistent message is provided to all parties involved in a home sale.

Thank you for your cooperation.

Garret Satfield, CCAM®, CMCA | General Manager
Crosswoods Homeowners Association

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Crosswoods Homeowners Association

Report of Inspector of Elections
I. Recall of Directors
II. Election of Five Directors

1. The duly-appointed Inspector of Elections was Deon R. Stein.

2. The envelopes containing the ballots were mailed or delivered by hand to the Inspector of Elections at 885 University Avenue, Sacramento, CA 95825.

3. The balloting period closed at 3:00 p.m. on July 6, 2020.

4. With assistance from Eliana Berman, Alexzandria Simon and Justin Stein, the Inspector of Elections opened the envelopes, and counted and tabulated the votes, at the July 6, 2020 Special Membership Meeting.[1]

5. The Inspector of Elections confirmed the existence of a quorum and determined the number of memberships entitled to vote and the voting power of each.

6. No challenges or questions arose at the meeting in connection with a Member's right to vote.

7. All Members were permitted to observe the opening of the envelopes and the counting and tabulation of the votes.

8. The Inspector of Elections did not open a total of **thirteen** envelopes:

   (a) The Inspector of Elections did not open **eight** envelopes because the owner/voter did not sign his or her name in the upper left-hand corner of the "outer" envelope, as is required by California Civil Code Section 5115(a)(1).

   (b) The Inspector of Elections did not open **three** envelopes because there was no signature, name or address on the "outer" envelope, so the Inspector of Election was unable to determine who they came from.

   (c) The Inspector of Elections did not open **one** envelope because the owner/voter had already submitted an envelope containing a ballot.[2]

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[1] Due to the coronavirus pandemic, the Special Membership Meeting was held via Zoom Video Conference in order to reduce the spread of the virus.

[2] The "first-received" envelope was opened, and the "second-received" envelope was not opened.

(d) The Inspector of Elections did not open **one** envelope because it was submitted by someone who was not the owner of the property.[3]

9. The results of the two elections are as follows:

A. Recall of Directors: All five Directors who were the subject of the recall vote[4] were recalled.

B. Election of Five Directors: The five highest vote-getters in the election were as follows:

Candidate's Name	# of Votes
Sara Lombardo	299
Samuel J. Miller	298
Dale Smith	296
Dafina McCree	290
G. Rudy DiMassa	285

10. The Inspector of Elections performed his duties impartially, in good faith, to the best of his ability, as expeditiously as was practical, and in a manner that protected the interest of all Members of the Association.

11. The ballots and related election materials will be stored at 6510-B Crosswoods Circle, Citrus Heights, California, which is the location designated by the Inspector of Elections in accordance with California Civil Code Section 5125 and Section 11.2.1.1 of the Association's *Election Rules*.

By my signature below, I verify that I served as the Inspector of Elections in these elections and that this report constitutes the Report of Inspector of Elections.

Dated: July 7, 2020

Deon R. Stein

Deon R. Stein

[3] The owner of that property *did* submit an envelope, and *that* envelope *was* opened.

[4] Kelly Morris, Jonathan (Red) Straub, Paul Ogden, Teri Todd and Linda Rockett.

Garret Satfield

From: Garret Satfield
Sent: Thursday, July 16, 2020 7:59 AM
Subject: Bulk Waste Pickup

Follow Up Flag: Follow up
Flag Status: Flagged

We have received confirmation from Republic Services on a scheduled pickup for Crosswoods. Republic Services will be in the community for a bulk waste pickup on **Thursday, August 27th**. Additional details regarding the pickup will be forthcoming.

Take care,

Garret Satfield, CCAM®, CMCA | General Manager
Crosswoods Homeowners Association

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Email: garret@crosswoodshoa.com

Please tell us about your experience with our company. Take our survey at www.surveymonkey.com/r/TrustCares

Garret Satfield

From: Garret Satfield
Sent: Wednesday, July 29, 2020 10:19 AM
Subject: Community Volunteers

As with any homeowners association, there are many opportunities for homeowners to volunteer their time and offer service to their neighbors and friends. One of those opportunities includes homeowners being able to serve on various committees formed by the Board of Directors. At this time, we have several committees at Crosswoods, including the following:

- Architectural Control Committee
- Landscape Control Committee
- Finance & Insurance (F&I) Committee
- Pool Committee
- Contract Review Committee
- Neighborhood Watch
- RV Lot Committee
- Website Committee

Each of these committees advise the board on actions they believe the board should take to better manage the community. For example, the Landscape Control Committee advises the board on various landscaping renovations community-wide, while the Website Committee updates the community website and advises the board on possible changes to the IT services provided to Crosswoods.

Additionally, there is currently a vacant seat on the Board of Directors. Per the bylaws of the community, the board can appoint a member to fill that seat.

These are great opportunities for each member of the community to help their community. If you would like to serve the community as a member of the board or a committee, please submit your name and resume to the office by August 12th. Shortly thereafter, the board will review everything received, and they may make appointments as appropriate.

Offering our personal time can be one of the most rewarding actions we can take. I encourage you to consider if you can offer your time to the board or a committee and, if you can, to submit your name for consideration.

Take care,

Garret Satfield, CCAM®, CMCA | General Manager
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