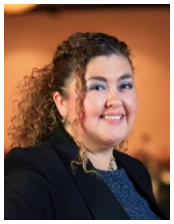
The Crosswoods Reporter / August 2021

A Newsletter for the Crosswoods Homeowners Association

Meet Our Community Managers
Sara Lombardo

Lorena Campos
Community Manager



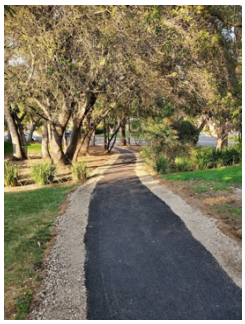
As a seasoned Property Manager, Lorena Campos has spent the last 20 years managing various sizes of apartment communities in the Bay Area along with various sizes of staff members. Throughout her career she has remained passionate about client and team satisfaction. This starts by building the foundation of setting expectations and goal setting from the beginning. She has had to wear a lot of hats along the way, but the one she is most proud of is that of being a leader that leads by example and stops to share the knowledge with others. As Crosswoods Community Manager since June 1 she is leading in the same way. Sharing knowledge and team work is what resonates with Lorena. She says, “Great things in business are never done by one person. They’re done by a team of people.” While assuming all management activities Lorena is also busy learning about Crosswoods, its members, and HOA law.

Amanda Torres
Assistant Community Manager

Amanda Torres was born in Los Angeles and raised in Sacramento from the age of 9. Amanda has over seven years’ experience providing management and administrative support to over 25+ staff members and interfacing with facility management, HR, Accounting, and IT. She has the ability to simultaneously manage several projects and schedules. Amanda started working at age 16 and hasn't let up since. Working her way from entry level positions to management positions, she has developed a strong sense of responsibility and pride working on any project to which her name is attached. A quote from a poem she memorized long ago guides her path, “life battles don’t always go to the stronger or faster man, but sooner or later the man who wins is the one who thinks he can." Amanda began working with Crosswoods in April.

New Asphalt Walking Paths
Sara Lombardo

In June 2021, the Board approved a contract with TARC Construction for just under $58,000 to replace our non-drivable asphalt walking paths. This renewal project has been on the HOA to do list for a long time. The Board was gratified to finally make it happen. TARC started construction in late July. Members may have seen all the heavy equipment operating around the community. The pathways were removed, new asphalt poured and paths in the open areas were edged with six inches of gravel to provide a protected sloped edge and a finished appearance. As we work to maintain safe walking paths in the community this improvement may help with securing insurance providers and reducing liability insurance premiums. The board hopes to begin work on repairing and improving the drivable pathways in the fall.



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A Meeting with the Citrus Heights Police Department
Sara Lombardo

On August 4 the HOA held a special open community meeting with members of the Special Operations Unit of the Citrus Heights Police Department (CHPD). We discussed the homelessness and vagrancy problem and crimes in our area as well as steps we can take to address the problems. There were 63 community members in attendance on the Zoom meeting and attendees

had a number of questions for the officers.

Sgt. Seth Cimino and Officers Kenneth Spencer and Ryan Smith provided helpful information on the homelessness issue and what the community can do. The officers explained that rather than arrest the transient population (it becomes a revolving door in and out of jail) they try to find the root causes of homelessness so they can provide community assistance through the CH Navigator and/or the mental health clinician – both embedded with the Special Operations Unit.

Sgt Cimino stressed the importance of calling the police department to report unlawful or unauthorized activity. The CHPD doesn't know what concerns are present in our community unless homeowners report it. If it isn't an emergency, he advised to call the non-emergency police number (916) 727-5500. If the dispatcher determines that it is indeed an emergency s/he will direct the call to the emergency line. Depending on the nature of the call and the level of crime occurring in the city at that time, the CHPD may not respond immediately, but they will take note of the call and the activity in the area.

The officers explained that camping is not allowed in our area. Although there are no laws requiring a 72-hour wait, they issue a 72-hour courtesy notice to the transient to pack and leave. They are working to reduce that wait time to 48 hours. The CHPD does not remove any debris or refuse left behind. That is the property owner's responsibility. When asked about confronting transients going through the garbage and recycle carts, the officers said that activity is illegal, and we should call the CHPD if we see it occurring.

Here are some tips to make our community less attractive to the transient community:

-- Address the problem immediately; call the CHPD to report criminal or unauthorized activity

-- Make certain the pool is available only to members

-- Surveillance cameras and signage such as "area under video surveillance" are a deterrent

-- Provide good lighting around homes and open areas

-- Lock electrical outlets and water sources

-- Trim overgrown hedges where folks can hide

When asked about speeders on Crosswoods Circle, the officers said increased signage with the posted speed limit may be helpful. Also you can report speeding to trafficcomplaints@citrusheights.net. If they receive a number of complaints about a specific area, they will consider doing traffic surveys.

The meeting was very informative and the officers said they would be happy to return to a future meeting to maintain ongoing community involvement.

President's Column

Dale Smith

As most of you know we have Covenants, Conditions, & Restrictions (CC&R's) that govern Crosswoods. Fortunately, the CC&R's are followed by the majority of our residents. However, recently there have been an increasing number of compliance issues. Residents have submitted numerous complaints concerning violations in the common areas, such as swimming pools and guest parking. And there have been reports of unauthorized vehicles in driveways. Other reported infractions include trash in driveways or common areas, firewood piled on decks, and exterior window shades and patio coverings that do not conform to the CC&R's.

If you don't have a copy of the CC&R's or the Rules, please visit the Governance Page on the Crosswoods website, crosswoodshoa.com. They are all there!

Lets talk about some of these problems. I'll start with an easy one, ***Guest Parking*. (CC&R Article 4.13. Rule 22.6*). *"Homeowners may not use guest parking places."*** I would assume that everyone has, on occasion, parked in a guest parking space. Maybe you are having some work done in your home and the contractor must use your driveway to get his vehicle close to your home. That's not what I'm talking about. I'm talking about residents who actually park their vehicle in a guest parking space each and every day. Maybe it's because their garage is being used for storage, they have too many cars for the driveway or a combination of both reasons. Everyone knows we can't park on any of the interior streets because they are fire lanes, so we park in the guest parking *–but that's a violation of the CC&R's and subject to fines and towing.* The only place we can legally park is on Crosswoods Circle and only for a short duration before CHPD comes along and cites us or tows the vehicle away.

With the turnover we've experienced in mangers and management companies during the past few months we've become a little lax with enforcement of the CC&R's and that needs to change. We all need to get back into compliance with the *RULES.* Beginning very shortly, all guest parking spaces will be painted with "guest parking" markings. There will be no doubt when you park in a guest space.

If you park illegally in a guest parking space, you will receive an initial warning and a notice to move your car. The manager will maintain a list of all vehicles that receive this notice. The second time that vehicle is found parked in ANY guest space the resident will receive a second notice

to move the vehicle. The third time the vehicle is found in ANY guest parking space a fine will be levied. The fourth time a higher fine will be levied along with a warning that next time the vehicle will be towed. The fifth time the vehicle will be towed at the owner's expense. Please understand no one wants to police the community, but until the rules are changed all of us need to abide by them.

Another issue is parking trailers in your driveway **(CC&R article 4.13. rule 22.2).** ***"No trailer, motor home, recreational vehicle, camper or boat may be parked or kept within the development unless placed or maintained completely within a garage with the exception of vehicles packing or unpacking where parking on the driveway is limited to 24 hours before and 24 hours after a trip."*** The CC&R's allow you 24 hours before a trip to load up your trailer in the driveway.

Honestly, that seems like plenty of time. Any other time a warning violation will be issued with instructions on the appropriate corrective action. Failure to correct the situation can result in fine(s) or towing. What compounds this situation is that when your trailer is in your driveway, your vehicle is probably parked, you guessed it, in a guest parking space and that would be subject to a guest parking violation.

The last vehicle issue is about inoperable vehicles (CC&R Article 4:13. Rule 22.9). ***"Vehicles which are inoperable or which do not have a current registration tag may not be parked in driveways or guest parking."*** Non operable vehicles are those that won't run, don't run or can't run! A warning will be issued informing the resident of the violation and the corrective action. Failure to correct the situation can result in fine(s) or towing.

Enough on parking; how about the swimming pools **(CC&R Article 5.5. Rule 23.1).** ***"Our pools are private and for the exclusive use of Crosswoods residents and their guests who must be accompanied by a resident when at the pools. Pool gates must not be unlocked or opened for anyone other than homeowners and residents (who have been issued sanctioned updated gate keys) as well as guests (up to 8) who may be accompanying them. Please, be courteous and identify yourself as a Crosswoods resident if requested to do so. Pool users who are not able to identify themselves adequately will be required to leave the pool area.***

This summer we have had a lot of issues dealing with the swimming pools. It seems so simple to me - go to the pool of my choice, follow the rules that are posted at each pool and enjoy myself. Unfortunately, that didn't work out the first couple of months the pools were opened. Pool violations - playing loud music, consuming alcohol, smoking, unaccompanied guests, failure to shower prior to going into the pool and after-hours swimming - were abundant. Additionally, we've had youngsters not associated with Crosswoods, verbally harassing those swimming to let them into the pools, climbing over the pool fences to gain entry, and tossing pool furniture into the pool.

There are valid reasons for pool rules, primarily safety reasons, trying to keep accidents to a minimum (zero if possible) and maintaining our equipment so we don't have that unplanned expense. So what do you do when you see a violation at the pool? You can assume the violator does not know the rules. You can approach the offender and politely point out the rules on the signboard so they can read them. Should they become abusive and tell you "what you can do with your sign or your rules", please call the Citrus Heights Police Department, at the non-emergency phone number 916-727-5500 and file a report. If it is a true emergency call 911. Reporting helps the CHPD become aware of issues occurring in the Crosswoods Community, and it establishes a need for more police presence in the area. If you want to make a report to the Silvercreek Association Manager please call 916-877-7793 xt 1.

It's up to the resident (homeowner or renter) to control the FOB/key and the people who use it. The rule is simple **(CC&R Article 5.5. Rule 23.5).** ***"An adult resident aged 18 years or older must accompany family members under 14 years of age. Resident children aged 14 - 17 may use the pool without being accompanied by an adult resident but, may not bring guests without an accompanying adult resident."*** We have had issues the past few months with youngsters as guests visiting our pools without an adult resident. We've had discussions with the various homeowners and this issue for the most part has subsided, but lately we've had reports of unknown disruptive intruders. The resident contacts the HOA office to report the offense. The manager then contacts a member of the board who hot foots it to the pool in question. By the time the board member(s) reaches the pool the intruders are gone. Instead, when you see inappropriate or unauthorized behavior, please contact the CHPD at 916-727-5500 and report the situation. Take pictures of any intruders (if you can do so discreetly without escalating the event) and provide them to the CHPD as well as Silvercreek Association Manager.

Lately, things have improved around the pool areas - no glass containers, pets, skateboards, bicycles, frisbees, beach balls, inner tubes, or air mattresses. We do get the occasional ball being tossed in the pool and that's a no-no. Other prohibited pool activities include, but are not necessarily limited to, no running, pushing, throwing of any object(s), or any type of offensive, intrusive or dangerous behavior.

Violations of the pool rules could result in the loss of pool privileges and/or fines. No one wants to see that, but please remember the pools are not private pools like a home pool and they are not public pools like you'd find at a park. Our pools are community pools for the residents of Crosswoods. We have rules and ALL RESIDENTS & GUESTS should abide by these rules. Remember Crosswoods is your community, my community, all of our community – the Jewel of Citrus Heights. Let's all work to keep it that way.

Our Financial Picture

Sam Miller

I continually review the log of work order requests. At one point there were nearly 80 such requests. Easily, twice that number were never formally logged. The logged orders encompass a wide range of requests - wanting an HOA staff member to complete work left unfinished by a member's private contractor, replacing the screens that ventilate our crawl spaces, and replacing decks. The unlogged range from the hundreds of sprinkler repairs, spreading wood chips generated by our tree trimming efforts, and observations about dead plants.

My review of these work orders underscores an observation about our financial condition. There is a desire to receive service that is coterminous with the desire to cut costs. In a basic financial model costs can be described as either private or as communal. In our community there appears to be a desire to reduce communal costs (dues) while anticipating that communal costs will cover private costs as well. Similarly, there is the notion that "my ask" requires a few hundred dollars to fix and is well within the range of my payments.

All of this is prelude to the difficulty of putting together a budget proposal that is cognizant of enormous inflationary cost of services, attempts to hold down communal costs (dues), and proposes a clear line of demarcation between member (private) costs and community wide costs.

At the start of this calendar/budget year our ability to respond to asks for service was very limited. The bottom lines is this - our prior manager and leadership left this community nearly bankrupt. We have two funds in our budget. They are the Operating Fund and the Reserve Fund. According to our independent accounting review by Levy-Erlanger, the Operating Fund, at the beginning of the year, had a negative fund balance (-$208,345). The Reserve account was positive ($361,169). The Board has begun the process of restoring the Operating fund and building up the Reserve Fund. This effort, impeded by our management company's lack of accounting ability during the first third of the year, has since improved with the hiring of a new accounting officer.

The message is that we cannot engage in large scale repair efforts without the funds to do it. Our predecessors had no difficulty in spending money we did not have and in (likely unknowingly) serving private needs at the expense of the community. And, good news, is we have a cadre of folks who are stepping up to serve the community directly. More on this next time.

We are just now beginning the spending of significant money on repair. The expenditures are meant to be strategic. Our paths have been a source of threat and actual claims on our liability insurance. Thus, they became our first priority. Trees have also received focus. A tree in our community died, the tree dropped major branches such that one literally pierced the deck of a residence. We are now, strategically doing tree maintenance. Therefore, as we regain some financial health, in the short run, our expenditures will necessarily reflect the promise we made last spring - we would spend within our means with a priority for safety items first. Moreover, we will bid all work.

Upcoming Annual Meeting & Election of the Board of Directors

Sara Lombardo

On Wednesday, December 1, 2021 the HOA will conduct the Annual Meeting of the Membership and Election of Directors via Zoom Teleconference. Three (3) seats on the Board of Directors will expire and become available for election. Each of the seats will be for a term of three (3) years.

Last year significant changes were made to the Davis-Stirling Act related to homeowner association board of director elections. The changes require more extensive procedures to ensure a fair election and thus lengthen the election process timeline to more than 100 days. To comply with the new law, we have already begun the first phase in the election process. On August 6 the HOA emailed or mailed all members the Notice of Election and a Call for Candidates.

If you are interested in serving on the Board of Directors, you must complete the "Statement of Candidacy" and mail it (address below) or submit it in the mail drop slot at the HOA office:

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

Your Statement of Candidacy must be received by the inspector of elections no later than **3:00 pm on Tuesday, September 7, 2021**. Members are responsible to confirm that management has received their statement.

For Candidate qualifications please refer to the voting information and candidacy forms that were either emailed or mailed to you. You can also read or obtain a copy of the Election Notice and the Call by visiting the Home Page of the Crosswoods website, https://www.crosswoodshoa.com, and look for the election icon. The Rules governing elections are also posted on the Governance Page of the website.

Later in September we will issue a pre-ballot notice (a reminder of election information) and in late October the ballots will be mailed to all members.

If you have any questions or need assistance, contact Lorena Campos, Crosswoods Community Manager, lorena@sc-manage.com, or by phone at (916) 877-7793.

Setting your General Communication Preference to Email

Sara Lombardo

How can the HOA best communicate with you and how can YOU stay up to date on all HOA news? – by selecting email as your preferred method of communication in the Silvercreek portal.

While most members have provided email addresses, many have chosen "paper" as their communication option instead of email.

The board of directors highly encourages you to select email in the Silvercreek portal as your preferred method of communication. Email is fast, effective and will save the HOA (and therefore you) time and money. If you select "email" communication in the portal, Silvercreek will email you pertinent HOA information such as board of directors and committee meeting agendas, important need-to-know community announcements, newsletters, and other general HOA information. If you have selected online payment of dues, Silvercreek will also email your monthly statement.

Please take a moment to review your Silvercreek portal account today to switch your communication preference from paper to **email**.

Follow these steps to select email communication:

-Go to your portal account: https://portal.sc-manage.com.

- Login to your account.

- On the left side of the page, under **Owner**, select **My Contact Info.**

- On the next page under My Contact Info, under the first box **General Communication Preference, click on the down arrow.**

- Three options will appear (paper, text, email). **Select email**.

-In the next box "**billing communication preference**" you can follow the above steps to select "email" to receive your billing statements by email.

- At the bottom of the page, after making your selections, Click **update contact information** to save your selection**.**

- The "**My Contact Info**" page will refresh showing your new selection(s).

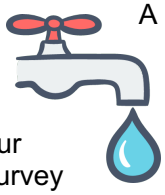
If you have already selected email as your communication preference, thank you!

Need help with this process - then email our Community Manager, lorena@sc-manage.com and notify her that you would like to switch to email preference and she will make the change in the portal for you.

Now you can stay informed and receive relevant emails about what is happening in Crosswoods.

Water Conservation Sub-Committee

Sam Miller



A volunteer group of your neighbors has been surveying the irrigation system in our community. The survey has determined a level of brokenness, and thus water waste, that is hard to believe. About 40% of the system has been surveyed. Over 300 broken lines and sprinkler heads (about 10%) have been identified and are gradually being replaced. The cost of replacement heads has nearly tripled due to regulatory changes limiting the type of heads allowed in California.

We are working towards a comprehensive report for this fall. It does appear that we can save as much as $30,000 a year in water costs but some investment will also be required. As an aside, due to our early and continuing heat, more days of watering are now in place than generally occurred in the past. If you see a flagged head that remains unrepaired, know that the backlog is great and we will eventually get to it.

New Recycling Pilot Program

Wayne Michaud

Following Crosswoods HOA board negotiations with Republic Services and the City of Citrus Heights last spring, it was agreed to conduct a Recycling Pilot Program to bring full curbside recycling pick up to virtually all of our private roads. The program started in early July and runs to November. An assessment will then be made in consideration of making curbside recycling pick up permanent.

An initial informal study conducted during the second pick up of the Pilot indicated that recycling participation was up 25 percent from a 2018 recycling study along Crosswoods Circle.

Recycling is good for the environment and it's good for the economy, so we are encouraging all Crosswoods residents, who are not currently recycling, and want to participate in our improved program, to order a new Recycling Cart—your choice of three sizes—at NO COST from Republic Services. Go to: https://www.republicservices.com/residents/recycling or call them at: 916-631-0600. And remember that the monthly trash pick-up fee is UNCHANGED by adding recycling pick up, which is already built in to Republic Services' fees for the City of Citrus Heights and elsewhere.

Please note that on some of the private roads where curb spacing is limited for adding additional carts, curbside "staging areas" for recycling cart placement have been designated with blue ribbons for the duration of the pilot program. Otherwise, recycling carts can be placed as is convenient.

LET'S ADHERE TO PICK UP GUIDELINES

Regardless of trash and recycling pick up, Republic Services has some basic guidelines for pick up. Adhering to these will make their job easier, from allowing the automated arms enough room to lift carts, keeping extraneous items from spilling out and littering our roads, and avoiding having RS workers hopping out of trucks:

• THREE FEET APART: this is the minimum cart placement distance.

• LIDS COMPLETELY CLOSED: while it is sometimes inevitable that more trash or recycling is accumulated on a given week, save it for the next scheduled pick up. Or perhaps a larger trash cart is the solution (at a moderate monthly fee increase).

• NO ITEMS PLACED BESIDE CARTS: while trash beside carts is seldom an occurrence, cardboard is frequently stacked beside or between recycling carts. This can be avoided by carefully breaking down cardboard such as with a utility knife, which will make a big difference in maximizing space available in your cart. Also, crush larger plastic containers to create more space.

Learn more about Trash and Recycling DO's and DON'Ts:

• Home Page on the Crosswoods website, https://www.crosswoodshoa.com and click on the recycle icon.

• Republic Service's excellent video on What Can Be Recycled: Acceptable & Unacceptable Materials https://www.youtube.com/watch?v=mqIlPquV5ng

Doing Some Landscaping Yourself

Norm Hill

You may have heard that we have a new program allowing residents to ask to do the work of installing approved landscape changes. The one-year trial program was approved by the Board of Directors in May. It will allow a resident to request permission to install an approved landscape change through their own efforts instead of having the groundskeepers do the work. A resident may also ask a friend or relative or even a contractor to do the work for them.

A request to do a landscape change must go through the Landscape Committee and the Board of Directors in the same way as Landscape Concern requests have gone in the past. The process starts with a resident submitting a Landscape Concern form. The form is available in the office. You may also find it online in the Silvercreek portal or on the Crosswoods Homeowners Association website. You can fill it out online and email it to the office, or you can download the form and fill out the paper form. Whether it is online or paper, you must submit the form to the office.

If you want to do the work yourself, you must say so on the form. When the office learns that you want to do the work, you will get two additional items. One is the description of the Trial Program as approved by the Board of Directors. The second is a form you must sign in order to do the work. It is called "Assumption of Risk and Release of Liability Claims for Performing Landscaping Work."

The office will log in your request and give it a number. Then the form will go to the Landscape Committee.

Every month, the Landscape Committee does a "walk-around" to see the places where residents have submitted Landscape Concern forms. If you submit one and say you want to do the work yourself, the committee will come to your site and will want to talk with you.

The Landscape Committee uses a collaborative process. They will work with you to come up with a solution that will meet your desires, the needs of your neighbors, and the needs of the Homeowners Association. They will talk with you, find what you want to do, and suggest alternatives. The committee will look at how well your project would blend into the neighborhood. They know which plants have done well here in Crosswoods and which ones have not despite being recommended for the Central Valley. They will want plantings that are not difficult to maintain and focus on being drought tolerant. A bench or birdbath must not interfere with the landscaping crew.

If the committee decides to recommend approval of your proposal, they will flag the locations of your proposed changes, take photos of the site, and explain their reasons for recommending approval.

The committee's recommendation will then go to the Board of Directors

for approval. If the committee does not recommend approval, you can appeal to the Board. In considering the landscape proposal, the Board will look at all parts of the proposal including whether to allow you to do the work.

The work that you may be allowed to do can include:

1. Obtaining the approved plant(s) from a nursery or other source
2. Digging holes and planting the approved plants
3. Providing the approved materials such as a bench mulch, or ground cover
4. Mulching around the new plants
5. Doing other work within the scope of the approval

Before doing the work, you must agree to take responsibility for establishment of the new plants and care for them through the first year. The HOA will not replace them if they fail to become established during the first year. You must also have signed the Assumption of Responsibility form taking on the risk for any injuries or damage that may be caused by the work. Any plants or other items you install in the common area will be considered donations to the HOA.

When the work is done, you need to inform the office. The office will then arrange for any necessary irrigation. You may need to do hand watering until the irrigation system is installed. The Landscape Committee will come by on its next walk-around to review your completed project.

After a year, the Board will review our experience with this option. We expect the Board will want to hear feedback from residents and the Landscape Committee. The Board may extend, change, or terminate the program.

Board Actions April - July

Sara Lombardo

April Board Meeting

Treasurer, Sam Miller, gave an informative PowerPoint presentation on the historical activities that affect how HOA dues are determined each year. This was a follow-up to his February PowerPoint presentation on our 10-year budget plan for maintenance/repair work. Both presentations are posted on the financial page of the Crosswoods website.

Recycling Sub-committee met with representatives of City of Citrus Heights and Republic Services to begin development of a pilot program for curbside recycling.

May Board Meeting

Introduced & Welcomed - Lorena Campos, new Community Manager

New Welcome Guide – Sara Lombardo & Rudy Di Massa presented the new Welcome Guide that they revised and updated for new homeowners (available on the website). They encouraged current residents to use it as a valuable resource of HOA information.

Curbside Recycling – Announced the pilot project that began on July 2; details on the website.

Architectural Review Comm – appointed new members to the committee

Landscape Concerns – approved a 1-year pilot program to allow homeowners to install Board approved landscape changes when the homeowner has requested permission to do so on a "Landscape Concern" request. Also adopted an updated plant list that highlights drought resistant plants.

June Board Meeting

Finance & Insurance - Treasurer, Sam Miller, reported that 4 homeowners resolved their delinquent dues accounts thereby reducing the overall dues delinquency total by $5,800. Also announced that F&I Committee is working with Socher Agency, to find a new HOA insurance provider to replace the current one when the contract expires in November.

Pathways - Announced we are taking bids to replace the non-drivable asphalt pathways throughout the community.

Sara Lombardo encouraged homeowners to sign up for email instead of paper as the preferred method of HOA communication on the Silvercreek portal. See article on page 5.

Authorized Silvercreek Association Management to distribute a request for bids to undertake Siding, Decking and Painting repairs.

Miller, Hill, and an Arborwell arborist reviewed all the trees that are designated for pruning work. During the review, some trees were removed from the list and others were added. Bids have been requested from tree trimming companies.

July Board Meeting

Treasurer Sam Miller reported that HOA has over $1 million in its operating & reserve accts. The BOD is planning for the next cycle of repair work.

Curbside Recycling Pilot Program began July 2. No reported problems.

Announced Contract with TARC Construction to replace non-drivable walking pathways throughout the community.

Approved the "Assumption of Risk" form for doing your own landscaping changes. See article page 6.

Neighborhood Watch Committee

Rita Nemeth, Chair
Email: nwc@crosswoodshoa.com

We are a lucky bunch. We live in a beautiful setting. Let us not become complacent. It is important for all of us to recognize that no one person or law enforcement agency can be aware of every situation that occurs in a neighborhood at all times. That's why neighbors are the best defense against crime. I encourage everyone to take a moment and review the guiding principles of an effective neighborhood watch program.

First and foremost, Neighborhood Watch is the responsibility of everyone who lives in our community. Yes, we have the HOA board members, a Neighborhood Watch Committee and watch captains who direct and help coordinate our watch program. However, these individuals are not trained in law enforcement and should not be expected to carry out police-related activities on behalf of our community and its residents.

Every person should be alert to suspicious and criminal activity and report it to the police by dialing 9-1-1. If you are not sure a suspicious activity warrants a 9-1-1 call, you can call the Citrus Heights Police non-emergency number (916-727-5500) and discuss the situation with a dispatcher. Be aware that the dispatcher will ask several questions, including the nature of the suspicious activity, physical location, what articles of clothing the person(s) is wearing, etc. Beyond that, neighborhood watch is mostly about prevention. What does that look like? It is securing your home, make it look occupied at all times, use exterior lighting throughout the night, have a neighbor look after your property while you are away, always removing valuable items from your vehicle, and keeping your garage door closed when not in use.

The Neighborhood Watch Committee and watch captains are volunteers who provide support to their neighbors and our community at large. In particular, watch captains provide assistance to residents, act as the liaison between residents and the committee, welcome and invite new residents to become a part of our watch program, help organize neighborhood watch events, and disseminate information to residents about crimes and crime patterns in our area. As the committee chairperson, I am grateful for all of our watch captains and the HOA Board members for the work they do.

The Neighborhood Watch needs volunteer Watch Captains and Committee members! You can find out more about what we do on our committee page on the website, https://www.crosswoodshoa.com/committees-2-10. If you would like to become a volunteer, reach out to your NW Captain; attend the next Neighborhood Watch Committee meeting, to be held in October, or contact me at nwc@crosswoodshoa.com. You can also contact Assistant Community Manager – Amanda Torres | Amanda@sc-manage.com.

BBQ's & Electric Panels

Sam Miller

It is clear (if only by smoke filled skies) that fire danger is a pre-eminent concern for us all. The campers among us, and those around us who have no fear of use of illegal fireworks, do not add to our security related to fire threats. But we also represent a threat. It was difficult to believe that a member with a home adjacent to the open space area was using tiki torches to light their deck!

Our CC&Rs make it clear that no open flame sources are permitted on the property. Unfortunately, it is also the case that nearly all of us have a barbeque on our back deck that is in non-compliance with the fire code. Nearly every such cooking source, other than an electric grill, is illegal. Yes, illegal.

Our standard size propane powered grills, do not conform to the code. I have one. It is not fun to have a fun piece of furniture that I cannot use. But, for appreciation of the threat it represents to neighbors, my bbq grill goes unused. Please also refrain from using yours.

Many of the electric panels that were installed with original construction are now aged out and have a track record of failure, even to the extent of causing fires. The next time you have an annual inspection of your A/C system ask the inspector to take a look at your electric panel and see what they might advise.

Monthly Meeting Calendar:

Board of Directors Meetings
Meets 4th Wednesday each month, 6:00 PM via Zoom.

Architectural Committee
Meets the 1st Tuesday at 6:30 PM

Finance & Insurance Committee
Meets the 3rd Wednesday, 6:00 PM

Landscape Committee
Meets the 2nd Tuesday, 10:30 AM
Bob Acrea, Chair

Neighborhood Watch Committee
Meets Quarterly First Monday, 6:00 PM - ***Rita Nemeth, Chair***
nwc@crosswoodshoa.com

Pool Committee
Meets the 3rd Monday at 4:00 PM (during pool season)
Pam Ashby, Chair

Website Committee
Meets 2nd Monday at 3:30 PM
Sara Lombardo, Chair
webmaster@crosswoodshoa.com