CROSSWOODS REPORTER
ESTABLISHED 1973
April/May 2025

Japanese Cherry in bloom on Rancho Mirage

# President's Letter

**G**reetings neighbors! The Board appreciates all the members who attend our Board meetings. We average 40 to 60 members per meeting thanks to our ability to conduct them virtually from the comfort of our homes.

The Board held an executive session immediately following the open Board meeting on March 26th. During this session, the Board addressed three important issues affecting the entire community:

1. The Board unanimously approved a contract with Summit Roofing to resurface the flat roofs of 53 homes located on La Cima, Monticello and Toluca. The $240K cost, included in the 2025 budget, is part of an ongoing schedule of flat roof maintenance (79 flat roofs were resurfaced in 2023-2024).

2. The Board also authorized a maximum $10K expenditure to purchase a used riding mower capable of mulching in oak woodland areas. This reduces the cost of debris disposal and the labor associated with it.

3. Finally, the Board considered the pros and cons of hiring an additional carpenter. We unanimously voted to postpone that expenditure until we see how well our reserve budget holds up in the next few months.

*G. Rudy Di Massa*

## Architectural Committee

# QUICKER APPROVALS FOR HOMEOWNERS

**A**t the March 26th HOA Board Meeting, the Board voted to include some new criteria for Architectural changes to homes. This included making it easier for homeowners to get quicker approval on everyday jobs and easing the approval process on some items commonly added to homes. The changes fall into three categories:

### 1 HOA office approval

**Josh Peters, HOA Manager, can approve the following projects:.**

- Outdoor handrails (if color matches siding or trim)
- Wheelchair ramps
- Mini split HVAC units to serve a second floor
- Security cameras if:
  - They don't look at the next-door windows or front door
  - Don't invade the privacy of neighbors.
- Chimney caps
- Electrical service panels

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Architectural Committee

# QUICKER APPROVALS

*Continued from front page*

## 2 Eased Restrictions On Some Projects

**Eased Restrictions.** The following projects still need committee review and then Board approval, but have eased restrictions:

- Solar panels are ok even if they are seen from the street or common areas.
- Garage doors may have windows. The Architectural Review Committee is developing standards.

## 3 New Projects Not Allowed

**Changes that the Board will *not* allow.**

- No new deck extensions
- No new pergolas
- No Dog runs
- No hot tubs on decks. However, hot tubs will be allowed in courtyards with architectural committee approval.

## February Treasurer's Report

For February 2025, our actual operating expenses were nearly $16,000 less than budgeted! However, year-to-date for February 2025, we faced a slight $24,000 loss on the income statement due to carry-forward January losses (gutter cleaning charges, three payroll periods instead of the usual two, and incorrect water charges that our manager is working to resolve). The Reserve Fund balance stands at $1,468,000.

The HOA is working on several Reserve Fund maintenance projects as part of our yearly schedule to maintain our homes and common areas. Those projects include:

- CalPro Construction is completely rebuilding 13 decks and finishing the major siding/painting project that began last year for 50 homes on Monteverde and Toluca
- JWS is completing siding repairs on 5 homes with major water intrusion
- Our maintenance staff are repairing and rebuilding decks
- The Board just approved a contract with Summit Roofing to resurface the flat roof portions of 53 homes.

During the March 26 Board meeting and executive session, the board agreed to closely monitor all expenditures to adhere to our operating and reserve fund budgets as we continue with these projects and consider and approve others on our maintenance schedule.

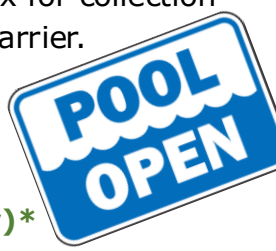
## Crosswoods Calendar

**Neighborhood Clean-Up**
**April 23**
Place any items to be picked up in the inside portion of Crosswoods Circle after April 21. No paint or toxic chemicals.

**San Jacinto Pool Refurbishment**
**April 1 - May 31 ***

**US Postal Service Canned Food Drive** **May 10**
Leave canned food donations by your mailbox for collection by our Postal carrier.

**Main Pool Opens**
**May 11 (Mother's Day)***

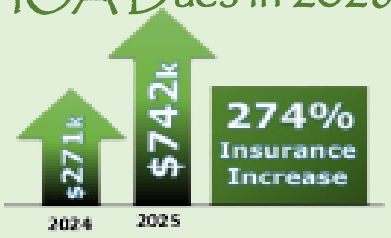



**Aquarobics Classes**
**May 11 through Labor Day**
Classes: Mon, Wed, Fri 6-7PM
All Residents welcome.
*NOTE: Pool will be closed to recreational time.*

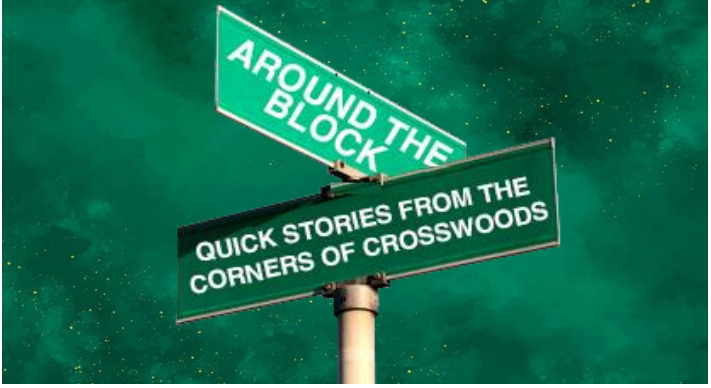
**San Jacinto & Retreat Pools Open** **June 1***

**Subject to change. Weather dependent. Subject to completion of San Jacinto pool refurbishment*

## LA Fires To Impact HOA Dues in 2026




*Last year's HOA Insurance premium increases were astronomical, dramatically increasing our dues. Recent LA fires are sure to affect insurance rates again and, in turn, impact HOA Dues next year.*




- **Rain gutters still clogged?** Our contract for gutter cleaning includes a second cleaning, if needed. Contact Josh, HOA manager, *josh.peters@fsresidential.com*.
- **Keep Trash Cans Hidden.** Trash cans must be kept out of sight. Not left in front or on sides of homes or in driveways.
- **Evacuation Signs**. There will be evacuation route signs installed on San Altos and on the evacuation gate. In case of a disaster, this gate is to be used in case both exits out of the community are blocked.
- **Electrician for Bids:** Electrician Dirk Helder has completed the installation of 33 electric panels with 60 awaiting scheduling. For your safety's sake, please do not wait to replace your panel. Also, parts prices are going up, so you can save now by committing. You may choose your own electrician for electric panel replacement. However, while the Board cannot endorse a specific contractor, Dirk Helder, who completed our survey, is available to bid your project. Dirk Helder Electric (916) 870-5669 or *dirk_helder@yahoo.com*
- **RV Lot:** The Board voted to explore opening the RV Lot for members to store cars and other kinds of vehicles and/or storage containers like "PODS" for a reasonable monthly fee. Stay tuned.
- **Street Light Outage**. Download the free See Click Fix App from Citrus Heights to get the lights back on. Just note the number located on every light pole and report it. Lights are usually repaired in 2-3 days.

# Join A Committee Meeting

Committee meetings are open to all community members

**Architectural Committee**
2nd Tuesday of the Month 3 pm
Crosswoods Meeting Room

**HOA Board Meeting**
4th Wednesday of the Month 6pm
Via Zoom or in HOA Office

**Finance and Insurance Committee**
3rd Wednesday of the Month 6pm
Via Zoom

**Landscape Committee**
2nd Tuesday of the Month 10:30am
Crosswoods Meeting Room

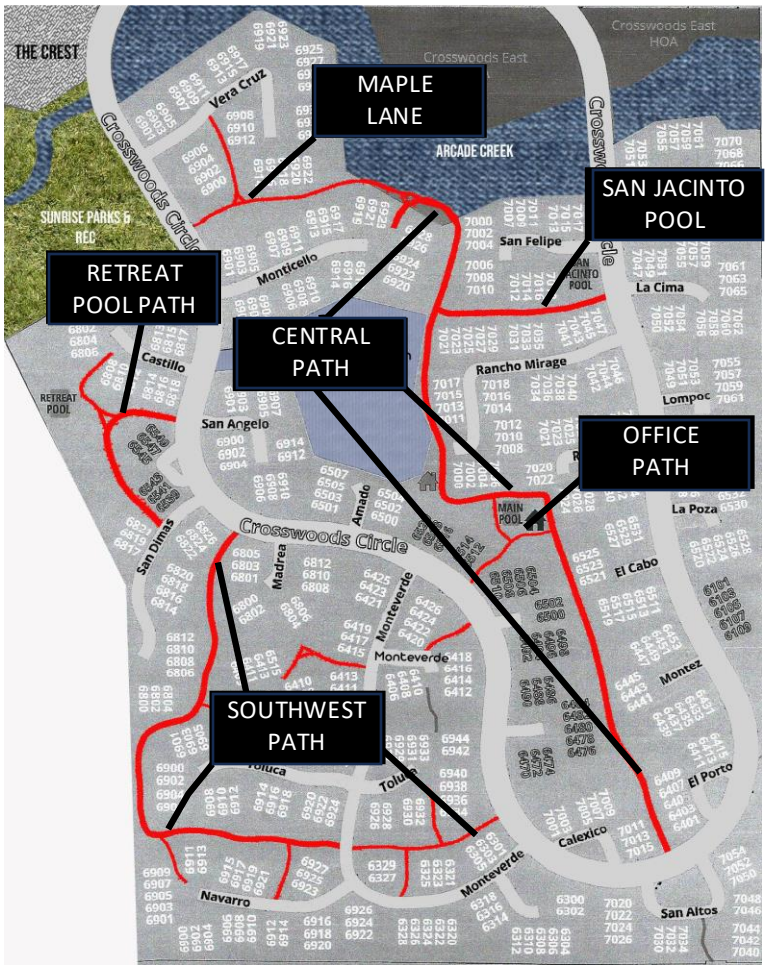
**Pool Committee**
3rd Monday of the Month 4pm (During Pool Season)
Crosswoods Meeting Room

**Website Committee**
Every other Month, 2nd Tuesday, 3:30pm
Via Zoom

*Kevin "JR" Gubrud, a member of Crosswood's Maintenance Team is rebuilding a deck.*

# NEW PATH SIGNS

Thanks to a donation from HOA President Rudy Di Massa, new signs will soon grace the posts near the walking paths! But did you know that the paths have names?



# WANTED:

# VOLUNTEERS

## Coordinator/Volunteer to help residents learn the internet

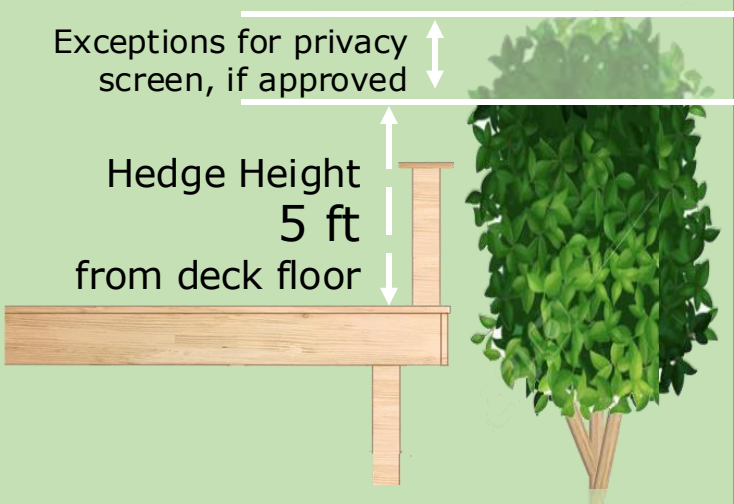
15% of Crosswoods residents can't take advantage of the Xfinity internet package because they may need training to access the web/emails. The Board is looking for a volunteer to help coordinate and/or volunteer to help teach the internet to some of our residents. To volunteer, contact Josh, *josh.peters@fsresidential.com*

## Volunteer as a Crosswoods Landscaping Captain

Crosswoods Captains are needed to keep an eye on landscaping issues on their block and report concerns to the HOA office. Captains will report problems like broken sprinklers, dead limbs, fire hazards and more for resolution. To volunteer, contact Josh, *josh.peters@fsresidential.com*

## Landscape Committee

# Reviewing Hedge Heights For Fire Safety

**D**ue to a concern for fire that could spread from hedges to tree canopies, the committee began looking at hedge heights. **Hedge standard is <u>5 feet from the deck floor</u> (not the ground – see right )**

Streets reviewed so far are San Jacinto, La Cima, Lompoc, La Poza and east side of Crosswoods Circle. Homeowners will be alerted by email about their hedges before they are cut. If you need a privacy exception to go a few feet above the 5 feet maximum height, please contact Josh Peters at josh.peters@fsresidential.com.