June 2025

CROSSWOODS REPORTER

ESTABLISHED 1973

President's Letter

ASK NOT WHAT YOUR COMMUNITY CAN DO FOR YOU... BUT WHAT YOU CAN DO FOR YOUR COMMUNITY

With apologies to JFK, volunteerism is the life blood of our community. It keeps Crosswoods alive. It creates cohesion and keeps our community thriving.

This fall, you have the chance to be part of this spirit when the HOA holds elections for 3 Board positions. The HOA needs community leaders who volunteer their time to serve on the board. I have been a member of the Board for three separate terms and I can tell you it can be a difficult job. But mostly, it is rewarding.

Through August 19, we are taking nominations to run for 3 seats on the Board. The term is 3 years. We desperately need the life force of this community to thrive with new blood and new nominees. No experience is required except for a love of the place I hold so dear. So I encourage you to express your interest in being part of the solutions for Crosswoods.

If a Board director is more than you would like to take on, please consider volunteering for the 5 committees that make critical recommenda--tions to the Board. These committees are:

*Pool Committee *Architectural Committee
*Website Committee *Landscape Committee
*Finance & Insurance Commmittee

We enjoy a thriving community due to the people that volunteer for committees and serve on the Board. This November I hope you'll join me on the Board by running for this crucial community role.

G. Rudy Di Massa

TAKE ACTION NOW!

Board Election Candidacy Statement forms due 8/19

This year's election will elect 3 director seats to the Crosswoods HOA Board. It's easy to become a candidate:

- **Fill out a statement of candidacy.** The form asks for your contact information (internal use only) and a place to state your qualifications to serve as a director.
- **Deadline for statement of candidacy to be received:** August 19 by 4pm in HOA Office
- **Ballots mailed/received:** Around October 8-13
- **Voting begins:** Upon receipt of ballots
- **Voting deadline:** Wednesday, 11/12 by 5pm

New Benches

Dave, Kevin and Carl provided new seating on the Southwest Path and on Crosswoods Circle. The Crosswoods bench was built at no cost from excess materials from deck projects. The green bench funds were allocated in 2024.

May Treasurer's Report

For May 2025, our actual operating expenses were $63,000 lower than budgeted! Net income for May was $59,500. Why? We underspent on utilities by nearly $25,000 because we received a significant credit on our water bill for overcharges incurred from mid-December through March. Community Manager, Josh Peters, worked with CalAm to correct the billing and ensure a refund. We also underspent on Land Maintenance Operations by almost $29,000, primarily due to the resignation of a landscape crew member. FirstServices Residential (FSR), our management company, has hired a new landscape technician who is set to start later this month. Year-to-date, HOA net income is $39,240.

Our Reserve Fund balance stands at $1,308,000. However, we have approximately $500,000 in committed Reserve Account funds that are either in payment processing or scheduled for later this year and have not yet been included in the balance.

Status of current HOA Reserve Fund maintenance projects:

- CalPro Construction has finalized work on the "punch" list for the rebuilding of 13 decks and will submit final invoices.
- The Maintenenace staff is repairing/rebuilding decks, and smaller siding projects, such as deteriorating chimney siding.
- Summit Roofing has completed resurfacing 53 flat roofs on homes located on La Cima, Monticello, and Toluca (as part of our ongoing repair schedule).

The board continues to closely monitor all expenditures to adhere to our operating and reserve fund budgets. To learn about our finances, see the story below for F&I meeting dates.

Join A Committee: Meetings Times

Committee meetings are open to all community members and we are looking for new members on all committees

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 Rm

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

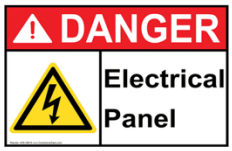
Crosswoods Calendar

Aquarobics Classes
Through Labor Day
Classes: Mon, Wed, Fri 6-7PM
All Residents welcome.
NOTE: Pool is closed to recreational swimming at this time.

Board of Directors Meeting
June 25 6pm *Held Via Zoom or in HOA Office*

Crosswoods Friday Movie: It Happened One Night
July 11 8:30pm
Clark Gable, Claudette Colbert. Winnner of 5 Academy Awards including Best Picture.
Location: in front of the HOA office, next to the main path. Bring a chair to sit on.

Replace Electrical Panels



As a matter of safety, please make sure your electric panels meet today's UL Standards. It is *urgently* requested that these panels be replaced quickly.

IS YOUR HOME SAFE FROM FIRE DANGER? CHECK HERE:
Visit the HOA office or use this QR coide to see if your panel meets today's standards or check the HOA website

RESOURCE FOR REPLACEMENT
While the HOA cannot recommend an electrician, here is a resource to have your panel replaced:
Dirk Helder Electric
(916) 870 - 5669 (cell)
Dirk_helder@yahoo.com

Dirk Helder has provided an estimate for 100-125 amp panels of approximately $2,500, while 200 amp panels are approximately $3,000.

HOW YOU CAN HELP YOUR COMMUNITY

Pull For Your Community ...Pull A Weed If you see a weed, show community spirit and pull it

See A Gusher From A Broken Sprinkler?
Take a picture and report it immediately to Josh
josh.peters@fsresidential.com

Don't Forget To Say Thanks The landscape and maintenance crews work hard. Let them know you appreciate it

POOL RULES

- Pools use is for Crosswoods residents and up to 8 guests
- An adult resident aged 18 + must accompany guests and family members under 14*.
- Pool gates must remain locked at all times
- Smoking is prohibited in a pool areas
- Prohibited items in pool areas include, but are not limited to:
  Glass containers, Pets, Alcohol (except for HOA sponsored events)
  Skateboards, Bicycles, Frisbees,
  Beach Balls, Inner Tubes, Air Mattresses,
  Flotation devices**
- No running, pushing, throwing of any object(s), or any type of offensive, intrusive or dangerous behavior. (partial list)
- Only swimsuits/swim trunks may be worn in the swimming pools. Religious apparel is allowed. Cut-offs are not permitted
- No incontinent individuals including diapered children and adults will be allowed in the pools (unless a one-piece waterproof swim diaper is worn).
- All swimmers must shower prior to entering the pool.
- Pick up and dispose of your trash.

**Resident teens 14-17 may use the pool unaccompanied, but may not bring guests without an accompanying adult.*
***Flotation Devices exclude swimming aids, such as water wings and noodles*

PROPERTY INSURER LOSS RECOMMENDATIONS 2nd Notice (as Required by Insurer)

Earlier this month, the HOA sent the second notice of our property insurer's recommendations to improve fire safety as required by our insurance contract. To summarize the Insurer's recommendations:

Electrical Panels - The HOA has conducted a survey of all residential electrical panels that are not in compliance with today's safety standards and that should be replaced ASAP to improve fire safety. If you are not sure if your panel should be replaced, please contact the HOA's General Manager, Josh Peters. A licensed electrician must be used by an owner for this work, who will also be able to recommend a panel manufacturer whose panels are current to code. The HOA can recommend a vetted licensed electrician on request (or see page 3).

Wood Burning Chimneys – Wood burning chimneys in residences/ on lots must be cleaned annually by a licensed professional, and ashes must be disposed of in fire safe containers only.

Fire Extinguishers – At least one fire extinguisher must be installed in each residence.

Smoke Detector – Smoke detectors must be installed in every room of each residence.

Oven Hood Ranges – Oven hood ranges in each residence need to be installed, maintained, and replaced when necessary to stay current with maintenance for fire safety.

Barbecues – Barbecues are not allowed on residence balconies or within ten (10) feet from any structure or trees, for compliance with fire codes.

MEET JASON ILLINGSWORTH

NEW ASSISTANT COMMUNITY MANAGER

We're excited to welcome Jordan as the Crosswoods' new **Assistant Community Manager**! Originally from the Bay Area, Jordan brings a passion for community engagement and a dedication to making our neighborhood the best it can be.

Outside of work, Jordan enjoys traveling, perfecting their swing on the golf course, and embracing all things Disney.

Whether exploring different cultures, hitting the fairways, or enjoying a Disney adventure, Jordan knows how to make the most of every moment! Please join us in giving Jordan a warm welcome—we're thrilled to have them as part of the Crosswoods team!

Signs Of The Times

Non-commercial signs/flags can be displayed

However, they cannot be attached to neighbor's outside wall.