CROSSWOODS REPORTER
ESTABLISHED 1973

A robin cools off in a Crosswoods fountain

President's Letter

Travels On My Bike

Things I learn on my rides through Crosswoods

When the weather is nice**, I** travel on my electric bike, I'm lucky enough to talk to many community members. Sometimes the conversation turns to issues important to each individual. But I noticed a consistent thread that seems to be universal:

The speed limit is 25 MPH around Crosswoods Circle and 15 MPH on all other roads in Crosswoods. It is easy to creep over the speed limit, especially if your home is at the back of the Crosswoods loop. As new people move in, we are getting more children. Imagine, the horror of a child chasing after a ball and encountering a fast-moving vehicle.

Bikes, Scooters, Skateboards on Walking Trails. This is a huge safety factor for our elderly residents (including myself) who don't have time to move from the path of fast-moving offenders or even hear them coming. There are blind curves on the walking trail and a collision could easily happen. To help combat that, we will stencil no bikes, and no skateboard icons at the entrance to each walking path.

HOA Expenses. This is probably our biggest issue. Crosswoods is a huge community with 451 units on acreage equal to the entire Capitol Park! We have miles of walking trails and thousands of large trees. Plus, many of our homes have electrical panels that don't meet today's safety standards. All of these factors hurt us financially with insurance companies. Due to out-of-control rate hikes in the insurance industry, there is no guarantee that even if all of our panels meet safety standards, we would reduce our insurance costs. However, upgrading will put us in a far better postion to reduce costs by getting the HOA out of the surplus insurance market. Plus it keeps our community safe.

Dogs not on leashes/owners not picking up their waste. Our pets are family members, but there are coyotes in the area and speeding cars posing dangers to free roaming furballs. So, please keep your dogs on a leash. Also, as a matter of common courtesy, please take pride in our community and clean up after your pets.

What can you do? If you see someone breaking the rules or acting irresponsibly, you owe it to the community to report these people. Take pictures with your phone and contact Josh Peters in the HOA office. Even if you don't know them, someone does, and I guarantee the Board will take appropriate disciplinary action including levying fines against these offenders.

Sincerely,

G. Rudy Di Massa

Pools Pass Inspection Each year all HOA pools are inspected by the County. It is a rigorous safety and maintenance test. The pools passed with flying colors. Thanks to Carl Ellis on the maintenance team who kept our pool sparkling

Insurance Costs
The Board is focused on rising Insurance costs resulting in higher HOA dues. The Board hired an insurance broker to hopefully get multiple quotes to choose from. We should have some quotes by the end of this month.

Asphalt Repairs.
Look for repairs to the walking paths to begin soon. Cracked and raised areas will be addressed.

GOING AROUND CROSSWOODS CIRCLE

Guest Parking.
Please do not park in the guest parking area. Residents may temporarily use the spaces, but they are not allowed to park for extended periods of time.

Keep Trash Cans Out Of Sight
Reminder that the CC&R's require all garbage, recycling and food waste containers to be placed out of sight and in garages. Letters of infraction are being sent to homeowners who don't comply.

Volunteer for Turf Removal.
To address the rising water costs, the HOA is looking for homeowners to remove grass from their front yards. The HOA will remove the grass. Homeowners will receive pre-approved landscaping plans to replant with drought resistant plants.

NEW GREEN TEAM MEMBER, BRANDON

On August 4, Crosswoods welcomed a new addition to our green team, **Brandon Manuel**. Brandon comes to the HOA after working in both the landscaping and the fishing industry, where he harvested sturgeon caviar. He received the fish, filleted them for sale to markets, and harvested the roe. He salted and placed the roe on a drying rack. Says Brandon, "Not many people realize that it takes six months for the caviar process to go from fresh roe to caviar in a can."

Brandon reels in plenty of family time with wife, Yanira and 3 kids (2 girls and 1 boy) ranging in age from 7 to 13 years old. On weekends, he can be found at Scandia where the kids perfect their video game skills.

If you see Brandon, please give him a warm Crosswoods hello!

August Treasurer's Report

It's budget season! This year, I formed a subcommittee to develop a 2026 budget for the Finance and Insurance Committee (F&I) to review, approve, and pass on to the Board of Directors for final approval.

The subcommittee includes F&I committee members **Bruce Slover** and **Brian McClintock**, along with Board members **Rudy Di Massa, Norm Hill** and **Sara Lombardo.**

Collaborating on our HOA budget development is essential because the budget affects everyone and the dues we pay.

Therefore, I included committee and board members with budget and analytical experience—crucial for creating a sound budget that meets the HOA's needs.

The first meeting was held at the end of July to set strategies, develop the plan, and assign tasks. Three more meetings are scheduled for August. The subcommittee aims to present the final draft to the F&I Committee in mid-September for review and approval. The Board will review the draft at the September 24 Board meeting and adopt the final budget during the October 22 meeting.

Finally, at the Executive Session, the Board approved a siding and painting contract for $273,000 with James E Williams & Sons (JWS) to repair 12 homes on Monteverde Lane.

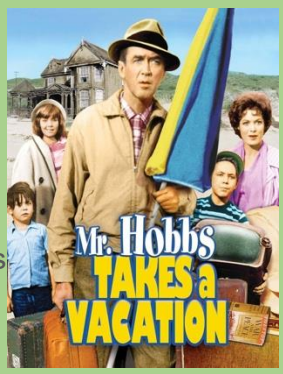
PROHIBITED AT THE POOL

NO Alcohol
NO Glass Containers
NO Pets
NO Beach Balls, Inner Tubes, Air Mattresses

Crosswood Rules Article 23, Section23.7

Crosswoods Calendar

August 15 @ 8:15pm
FREE Friday Night Flicks: Mr Hobbs Takes A Vacation
starring Jimmy Stewart and Maureen O'Hara. Banker Roger Hobbs wants a quiet romantic vacation with his wife, but she wants a family vacation on the beach. The result is hilarious. ***Location**: Near the HOA Office along the Main Path. FREE Popcorn, movie candy and drinks will be served.*



August 19 @ 4pm
Final day to declare candidacy for the Board in the November election. Paper work available in the HOA office.

September 30 (Tentatively)
San Jacinto & Retreat Pools Close

October 11 - November 12 Board Election

***October* 30 or earlier if nighttime temperatures drop.**
Aquarobics Classes
Mon, Wed, Fri 6-7PM
All Residents welcome.

October 30 (Tentatively)
Main Pool Closes
(May close earlier if nighttime temperatures drop)

National Night Out

On August 5, over 60 Crosswoods residents celebrated National Night Out discussing safety & community issues with local police.

Board Member Norm Hill emceed the event

Important Info was Distributed

Vital Information To Save

Citrus Heights Police

Emergency: 911

Non Emergency: 916.727-5000

Citrus Heights CARE Team

Call: 916.727-4770

Text: "Service Request" to 884.95.Hello

Scan:

City Councilman, Tim Schaefer

tschaefer@citrusheights.net

Crosswoods HOA

Office: **916.735-5946**

24 Hour Emergency First Service: **800.428-5588**

Email: **josh.peters@fsresidential.com**

Report Homeless/Fix Street Light Outages

Download SeeClickFix app

Be Emergency Ready

FEMA: **www.ready.gov**

Keep this info on refrigerator