CROSSWOODS REPORTER
ESTABLISHED 1973
September 2025

President's Letter

Meet Brandon: New HOA Manager

It has been said there are only two certainties in life: Death & Taxes. I would argue that there are actually three: Death, taxes and CHANGE.

This month, our HOA is experiencing change with HOA Manager Josh Peters' departure. While we are happy for Josh's promotion that brings him many opportunities, he also left us with some very big shoes to fill. But with change comes opportunity and we have found a golden opportunity in Brandon Pierce-Johnson.

New HOA Manager, Brandon Pierce-Johnson

For over 4 years, Brandon served as the Assistant General Manager of a 17-story condo high rise HOA in Albany, CA—similar in age to Crosswoods. During his tenure, Brandon worked with California Fire training local firefighters on high-rise emergency procedures. Says Brandon of his career, "With 18 years overseeing complex operations, I'm known for being detail-oriented, upholding standards, and creating an environment of accountability and growth."

Growing up Brandon's life was full. "I was born in Berkeley and raised in Richmond, California in a small two-bedroom house with my grandparents, aunt, cousin, and my mom. It was a full house, but in our family, we live by the saying, *When times are tough, come home*."

After his mom was diagnosed with an acute form of multiple sclerosis, Brandon grew up quickly. With his father (temporarily) not in the picture, "I worked wherever I could. From cutting grass, cleaning garages and attics, even washing cars to help with medical expenses and keep our family afloat." He dreamed of attending college, but financial realities made it impossible. "Instead, I pushed myself to learn and strived to be the best version of myself."

Today, Brandon is raising four energetic kids: twin boys ,12, and two daughters, ages 9 and 7. He unwinds by playing video games with friends.

Adds Brandon, "I'm honored to be joining Crosswoods and excited for the opportunity ahead. I look forward to building relationships, supporting the team, and contributing in meaningful ways."

Please join me in welcoming Brandon

Sincerely,

G. Rudy Di Massa

September Treasurer's Report

HOA ACCOUNTING 101

People ask me all the time about the budget and what things mean. So here is a crash course in HOA Accounting.
Crosswoods HOA has two budgets:
1. The operating budget, and
2. The reserve budget.

1 **Operating budget**. These are the day-to-day costs to keep the HOA running. It covers routine expenses such as water landscaping, electricity, insurance, management company, equipment, legal and all other administrative expenses.

Below is a truncated version of the accounting sheet we receive. It shows the bottom line for the first 7 months of 2025.

OPERATING BUDGET **Year to Date Ending July 31, 2025**	
Year to Date Budgeted Operating Expenses	1,357,230
Year to Date Actual Operating Expenses	1,333,333
Year to Date Net loss	-2,592

The Board aims to break even by year's end

2 **Reserve budget** covers costs associated with maintaining our homes and HOA buildings such as siding, paint, decks, asphalt, concrete, walls/masonry, roofing etc.

RESERVE FUND AS OF JULY 31, 2025								
Account	Prior Year EOY Balance	Funds Contributed This Year	July Expenses	Prev. Expenses This Year	Contracted Not Paid	Current Reserve Acct Balance	Amts to be Contributed Rest of year Aug-Dec	End of Yr Totals if no more expenses
Total Reserve	1,372,920	734,218	-189,234	774,205	-511,281	632,418	514,860	1,147,278

This column shows how much is contributed from HOA fees to the reserve budget

The Contracted Not Paid column shows funds that are set aside for work to be performed. It's essential to track them, so the money isn't committed to other projects.

The balance after expenses and contracted funds are deducted

This column shows what should remain in the reserve budget at year's end. The Board strives to have at least $1 million held over each year

Crosswoods Calendar

Coming Soon!
Meet The Candidates Via Zoom
Your chance to meet the candidates before the election begins. Zoom link will be sent via email

September 19 @ 7:15pm
FREE Friday Night Flicks:
Auntie Mame

Starring Rosalind Russell. Mame is a quirky 1920's socialite When her brother dies, she is forced to raise her nephew Patrick. However, Patrick's father has designated an executor to his will to protect the boy from absorbing too much of Mame's rather unconventional lifestyle.
Location: *Near the HOA Office along the Main Path. Bring a chair. We provide FREE Popcorn, movie candy and water.*

September 30 (Tentatively)
San Jacinto & Retreat Pools Close
Early closure possible if nighttime temperatures fall.

October 3 @ 7PM
FREE Friday Night Flicks
Young Frankenstein

The Mel Brooks classic just in time for Halloween
Location: *Near the HOA Office along the Main Path. Bring a chair. We provide FREE Popcorn, movie candy and water.*

October 8 - October 13 Board Election Ballots are mailed

Thru *October* 30 (Tentatively)
Aquarobics Classes
Mon, Wed, Fri 6-7PM
All Residents welcome. Early closure possible if pool closes

October 30 (Tentatively)
Main Pool Closes
Early closure possible if nighttime temperatures fall.

BOARD APPROVED

On August 27, the Board voted to approve several items.

Community Chest

Get A New Bench!

Look for a new bench donated by an anonymous donor near the Retreat Pool walking path.

SIDING APPROVED

MONTEVERDE

Cost: $281,300

Siding repairs will begin on 12 Homes on Monteverde in mid-September

BOARD APPROVED

CANARY ISLAND PINES

Canary Island Pines drop needles onto homes' roofs creating a potential fire danger and accelerating roof decay. The Board approved to remove these trees. Due to the high cost of removing mature trees, they will be removed at a minimum rate one tree per year.

Chance

Kick Critters Out!

Replace Foundation Vents!

Watch for vents along bottoms of homes, where the vent wire has been pulled out, allowing critters to get under the home.

Our Maintenance Team is here to help with broken vents! They attach a one way door that allows animals to escape before repairs are made. Contact the HOA office to get your vent fixed for FREE!

P.O.P. (Palm, Olive and Privet) them out!

The population problem of Palm, Olive and Privet popping up everywhere has become a Crosswoods epidemic. Therefore, the Board has made the unprecedented decision to permit people to pluck the seedling plants out of the ground. Word of caution: If in doubt, don't pop!

Meeting the requirements of California Law AB1572

TURF REDUCTION PLANS

With climate change a reality and water costs growing while resources dwindle in California, Crosswoods is about to undergo a long-term reduction in non-functional turf. The reasons for the reduction in turf is two-fold:

1

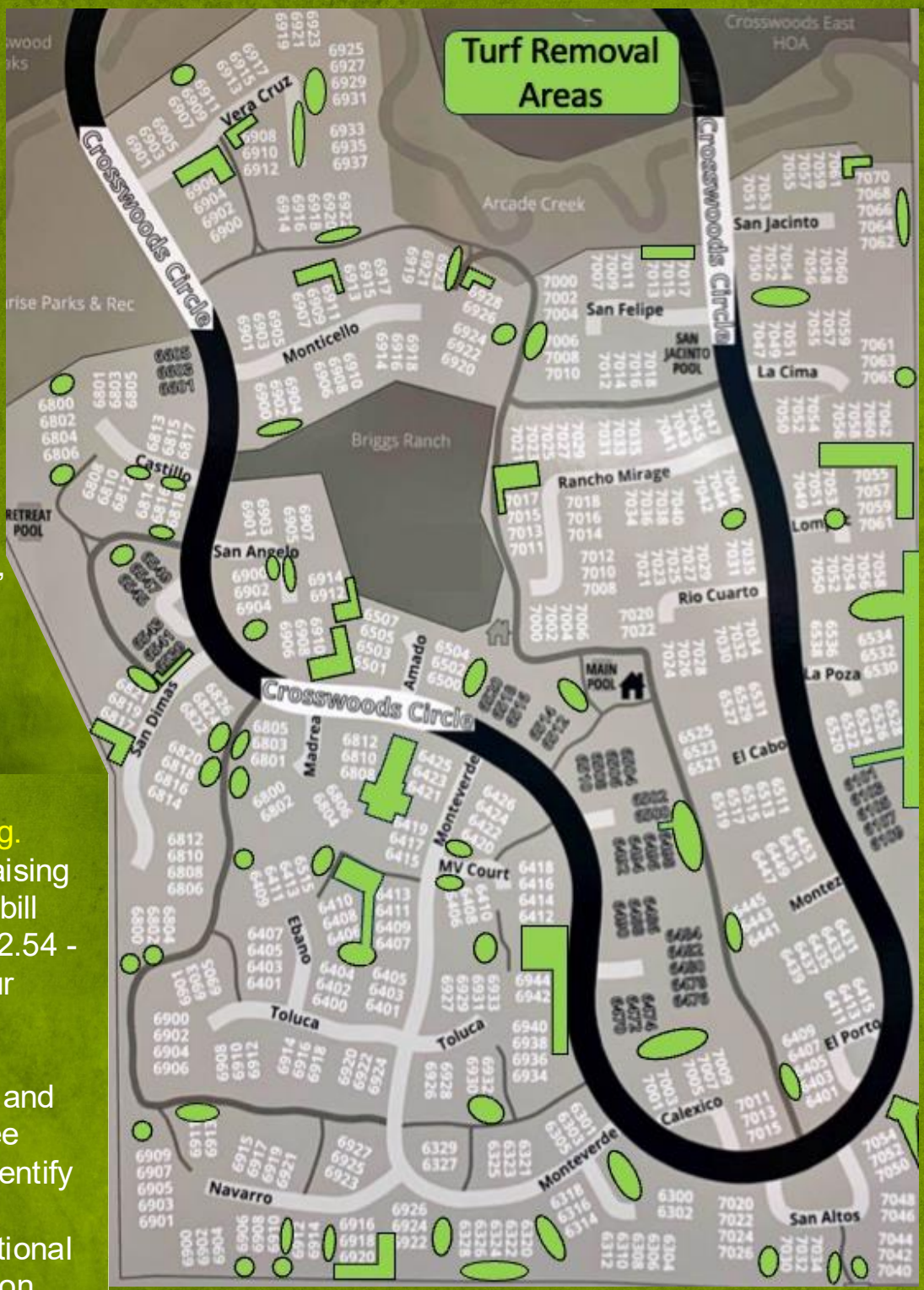
The California Assembly passed AB1572 affecting every HOA in the Golden State. It requires a reduction in "nonfunctional turf".

HOAs must be in compliance by January 1, 2029. Due to the amount of turf at Crosswoods, we must start now to re-route irrigation and remove turf.

2

Water Costs are rising. With Cal Am Water raising rates 30%. August's bill for water was $34,002.54 - water costs add to our HOA fees.

Therefore, the Board and Landscape Committee worked together to identify grass meeting the definition of non-functional turf (see map). Work on reducing turf and water use will begin immediately.



WHAT IS NONFUNCTIONAL TURF?

Nonfunctional turf is HOA common areas that are NOT designated for community events, pet exercise, children play areas or recreational usage (gaming areas, picnic areas).

Friday Night Flicks

Summer 2026 Films

- Dr. No
- Mr Hobbs Takes A Vacation
- North By Northwest
- Victor/Victoria
- It Happened One Night

This summer, Crosswoods residents have been entertained watching classic movies under the stars. All free!

Free Popcorn, Movie Candy & Water

Coming Sept.19 7:15P

Near the HOA Office by the Walking Path

Pictures courtesy of Bruce Chambers 6 time Pulitzer Nominee for photography