CROSSWOODS REPORTER
ESTABLISHED 1973
April 2026

Spring in bloom in front of the Lamb home in Crosswoods

From Your Board

A New Chapter Takes Root at Crosswoods

The Crosswoods Board is excited to announce that Figueroa's Landscaping has been selected as the new contractor to maintain and enhance the community's grounds.

For many residents, the name is already familiar. Chris Figueroa, owner of Fig's Landscaping, has been a presence in Crosswoods East for years. Now, he brings that same dedication and expertise to Crosswoods.

"We couldn't be more excited," shared Board Vice President, Michael Ball. "Residents have voiced their concerns, and we knew we needed a solution that balanced quality with financial responsibility. Fig's Landscaping has a proven track record with their work in Crosswoods East."

Figs landscaping

A Familiar Face Continues His Work

HOA Board President Rudy DiMassa also confirmed that longtime employee Sandor Robinson will continue in his role. Sandor will remain the landscape work order specialist, oversee irrigation needs, and collaborate closely with the landscape committee on the Community's turf reduction efforts – an important project that must be completed by January 1, 2029.

What Residents Can Expect

Fig's Landscaping will begin Monday, April 13 bringing a professional team that will be easy to spot in their Fig's uniforms. "Chris and members of the community will take monthly walks through Crosswoods to identify areas that need attention," explained Board Secretary Norm Hill. "It's a hands-on, collaborative approach that we're looking forward to."

Treasurer Andrew Campbell added more welcome news: "The best part is that Fig's worked within Crosswoods' tight budget constraints, ensuring that no special assessment was needed to bring his team on board."

A Warm Crosswoods Welcome

As the new landscaping team gets to work, residents are encouraged to greet them with the warmth Crosswoods is known for. A friendly hello—and maybe a cold bottle of water on a warm day—goes a long way.

A new season of care and renewal is beginning in Crosswoods, and with Fig's Landscaping at the helm, the community is poised to flourish.

The Storage Lot gate. The Storage Lot gate received a major upgrade with a new gate system. The lot also got a facelift by trimming back all of the vegetation.

Not a (Rancho) Mirage. A new path was added at the end of Rancho Mirage allowing better access to the walking path. What was once a muddy way is now a paved paradise. In addition, several sections on the walking path were repaired.

GOING AROUND CROSSWOODS CIRCLE

IMPROVEMENT EDITION

River Rock break for neighbors. Folks living along the Central Path found themselves fenced in by the Rock River – making it difficult to cross. Garden Volunteers created two openings allowing people to pass.

Sherry Caldwell and her dog can now safely cross the rock river

New Signs. Decaying signs are getting a makeover thanks to "Dave and the Deck Crew." They started on San Altos and will be working their way around the Circle

Trees removed for Safety. Several Canary Island Pines were removed for safety reasons. The highly flammable needles settling on roofs could cause a combustible catastrophe. As a result, all of the pines were removed and stumps ground down.

Cleaned up Yards. Throughout the community, BJ's Garden Giver Volunteers have been the weed warriors and Crosswoods cultivators, cleaning up our neighborhoods Many thanks to our merry band of nature nurturers.

MEET BRYAN

THE NEWEST ADDITION TO THE DECK CREW

Bryan is a bona fide busy-"body," keeping himself active as part of Crosswoods maintenance crew alongside Dave and Kevin. This high-energy handyman hardly ever hits the brakes. If he's not hustling doing weekend side gigs, he's playing full-throttle fun uncle, to four nieces.

Recently, he whisked the 2 older girls on whirlwind adventures—from the magic of San Francisco's Exploratorium to the scream-filled coasters at Six Flags. And when Bryan finally sits still, he is kicking back with his parents, and family for some well-earned family downtime.

Before bringing his can-do craftsmanship to Crosswoods, Bryan was busy doing interior finishing work on ADUs.

Please join us in welcoming this energetic addition to the Crosswoods family.

Sarah-Jane Merservey Cross

We continue our series on the Cross family founders of Crosswoods. Last time we met John Cross and learned of his early years and move to California. This month, we turn to his bride to be – Sarah-Jane.

Sarah-Jane Meservey was born near Belfast, Maine, in 1835, the eldest daughter in a long-established New England family whose name traced back to the Isle of Jersey. Her childhood was filled with winter evenings by the fire, listening to her father's stories while her mother spun wool.

One favorite tale told of Sarah's grandmother Cookson, who once escaped a pack of wolves by throwing pieces of meat—and finally her hood and cape—until she reached safety.

Sarah loved attending school and later walked two miles to the village school in Morrill, determined to get as much education as she could. She became an excellent reader, speller, often "spelling the school down" at community spelling bees.

At fifteen, she earned her first teaching certificate and taught her first school in Montville for $1.25 a week and received room and board. Each winter she returned to her own studies, preparing for larger schools and better pay. She taught in several nearby villages managing classes of up to fifty pupils and earning as much as $2.50 a week.

Ambitious and industrious, Sarah also took on sewing work to save money for her future. She bound shoes for five cents a pair and did much of her mother's sewing by hand. Later, while visiting her grandparents in Hollis, she learned to make men's linen coats, a skill taught by her uncle's wife.

By seventeen, Sarah had become a capable teacher, a skilled needleworker, and a young woman proud of her independence and resourcefulness.

NEXT TIME: JOHN AND SARAH MEET AND HEAD WEST

Teens Riding Motorized Vehicles on Crosswoods Walking Path

Lately, several teenagers have been tearing through the Crosswoods walking paths on motorized vehicles. This behavior is reckless, illegal, and puts our elderly residents in immediate danger. We've already had multiple near-collisions caused by these speeding riders, and let's be clear: it will not be tolerated.

Crosswoods will pursue prosecution against anyone operating motorized vehicles on pedestrian paths, and any residents involved will face fines. This is not a warning — it's a firm line.

On March 2, a 60-year-old Davis woman was killed on a bike path after being struck by a 16-year-old driving a motorized bike. We will not wait for a tragedy like that to happen here.

If you see anyone riding motorized vehicles on our walking paths, take photos or video and report it immediately to Brandon in the HOA office. Our safety comes first.

Treasurer's Report February

Crosswoods overall remains on solid financial footing as we continue to balance today's needs with tomorrow's obligations. Regular operating costs, such as landscaping, utilities, administration, and maintenance are all tracking in line with this year's approved budget.

For the month of February, the HOA brought in $297,697 in revenue, and contributed $114,533 to the Reserve Fund. The majority of this month's revenue came from regular homeowner assessments, with smaller amounts from storage lot rentals and interest on investments. Total operating expenses for the month were $163,241.

After accounting for expenses and reserve contributions, the HOA finished February with an operating gain of $19,922. This positive result strengthens our operating fund for the remainder of the year and gives the HOA flexibility as we move forward. Year-to-date, we have an operating fund surplus of $55,432.

Finally, I'd like to encourage any homeowner who is interested to consider joining the Finance & Insurance Committee. We meet on the 3rd Wednesday of each month at 6PM via Zoom to review the HOA's budget and expenses. Committees are a great way to contribute to the HOA, and have a direct voice in how our community operates. Please reach out to Brandon in the HOA Office, if you are interested in joining.

Thank you,

Andrew Campbell

Make a Difference...

Join a Committee!

Community groups are open to all community members

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

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

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

Garden Club
First and Third Saturday of the month
10-12 Noon
Meeting Place varies
Contact: BJ Miyashiro
reslanddesign@gmail.com

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

NEW!

Social/Welcome Committee
Second Monday of the month, 4 pm
Crosswoods Meeting Room

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

To join any of these groups, call the HOA office or email brandon.johnson2@fsresidential.com

CheckList

Things we've told you before, so here we go again….

Check That Your Cans Are NOT Driveway Art

Many people have been receiving violation letters for trash cans left out. Trash cans must be kept hidden in the garage or courtyard, They then may emerge Thursday after 4 pm, and retreat back to their hiding place by Friday before 7pm. Follow these simple steps and the violation letters will stop.

Check Your Xfinity Bill Get Internet/Cable TV Free

It's surprising to learn some Crosswoods residents are paying out of pocket for cable and internet. Here's some good news: **your Crosswoods dues include high-speed internet and cable TV at no extra cost.**

Infinity TV:
125 + Popular Channels
TV HD Digital Converter (1)
20 hour DVR to record shows
Access favorite shows with Xfinity Streaming

High Speed Internet
Gigabit Extra from Xfinity
Download speeds up to 1.2 Gbps
Unlimited data

It's all included in your monthly HOA dues. The only time there's an additional charge is if you've added premium services like HBO, Showtime, or sports packages.

To activate your service, just call 1-855-307-4896 and let them know you're part of the Xfinity Bulk Rate program for Crosswoods. To avoid a $100 installation fee, you can choose to self-install the equipment by requesting that Xfinity either mail it to you or you pick it up from a Xfinity store.

Check Your Dog is NOT Free Range

Nothing beats a fun day outside like pretending your dog is a free-range woodland creature. For everyone's safety (including your adventurous little canine), dogs must remain leashed and under the control of their owners at all times while outside or in common areas.

Check Before Working On Your Home's Exterior

Before you undertake any work on the exterior of your home such as installing new windows or doors, solar tubes, solar panels, doing deck repairs, etc you must obtain approval from the HOA. The first step is to complete an Architectural Request Form and submit it to the manager. The forms are available on our website or from our manager. The Architectural Review Committee will visit your home, discuss the project with you and make a recommendation to the Board of Directors who will approve or deny your request.

Check That Your Mom Lives Here First

Just a friendly reminder that your Mom does not live in Crosswoods, which means—tragically—you don't have a built-in maid to follow you around and pick up after your dog.

So when your furry friend leaves a little "gift," please do the revolutionary thing and pick it up. And if you've already bagged it, take the next bold step to take it to your trash. Don't toss the bag on the ground.

Thanks for keeping the HOA looking like a neighborhood and not a petting zoo.

Check Your Lawn Sprinklers

With drier weather on the way, irrigation sprinklers are now turned on. Watering our lawns is one of the HOA's largest expenses — nearly $30,000 each month. With water costs this high, our community can't afford broken irrigation lines or sprinklers which would increase our water bill and could lead to higher HOA dues. Please **report broken irrigation immediately to Brandon at** brandon.johnson2@fsresidential.com.

CROSSWOODS
HOMEOWNERS ASSOCIATION

Pool Rules

POOL OPEN
May 9th
Pool Hours 9am-10pm

SMOKING AND ALCOHOL ARE PROHIBITED

NO SCREAMING OR OBSCENE OR ABUSIVE LANGUAGE

NO DIVING

NO GLASS IN POOL AREA

NO DIAPERS UNLESS IT'S WATERPROOF SWIM DIAPERS

NO BEACH BALLS, INNER TUBES, AIR MATTRESSES **

Swimming aids, such as water wings and noodles are ok

NO PETS IN POOL AREA

NO RUNNING, PUSHING OR THROWING OBJECTS

POOL USE IS FOR CROSSWOODS RESIDENTS AND UP TO 8 GUESTS

SHOWER BEFORE SWIMMING

ADULT RESIDENTS (18+) MUST ACCOMPANY ALL GUESTS AS WELL AS FAMILY MEMBERS UNDER 14

NO BIKES, SKATEBOARDS OR SCOOTERS IN POOL AREA

WATER EXERCISE!

STARTS MONDAY
MAY 11
MAIN POOL

CLASSES
MON, WED & FRI
6PM-7PM

FREE!