In The Loop

Hello Neighbors…
I am Michael “Mike” Ball. I was recently elected by my fellow Board members to serve as HOA President. Beginning today, we’re launching a periodic update column designed to keep Crosswoods homeowners informed of important developments and Board actions. Transparency has long been a priority—something Rudy Di Massa championed during his tenure—and this column continues that commitment.
Let’s dive in…..

WALKWAYS AND PAVEMENT

Beginning today, improvements to walking trails and some interior streets will begin. This includes:
Repairs to the Southwest Path that starts near Monteverde, goes around Toluca and ends by Madrea. These repairs will include sealing.
Repairs to Crosswoods Circle, where a tree destroyed the parking space and curb. The parking space will be returned along with new curbing
Repairs to the parking space at the end of Navarro
A new cement path will be poured that leads from the main trail near the pool to the front steps of the HOA office. This will eliminate the current dirt trail.

IRRIGATION

Irrigation has become an even hotter topic than our August weather. The Board is actively addressing the issues while staying within budget to avoid increases to HOA dues.

Water Usage & Budgeting
Working with residents Josh Moser and using Pat Showalter’s Cal Am Water analysis, we calculated an approximate per-minute/gallon cost to project water usage for the remainder of 2026. This also allows us to better anticipate water budgeting for 2027. I’m pleased to share that beginning in August, watering will increase by 29%, moving from 5 days per week to 7 days per week. This will provide much-needed relief to lawns and plants during triple-digit heat.

Soil & Lawn Reconditioning Plan
Last month, the Board approved a comprehensive soil and lawn rejuvenation plan developed by Sandor, BJ, and me. Work begins today, August 10, with aeration and gypsum to break up compacted soil and improve water penetration. In the coming months, this will be followed by intensive lawn reconditioning, reseeding, and fertilization.
Sandor’s 13 years of experience maintaining golf courses and parks is already proving invaluable. While it took six years for our lawns to reach their current condition, we expect to see early improvements by spring. The annual cost of this plan is $4,000.

Project: Sprinkler Fix and the Volunteer Effort
Every other weekend, BJ’s volunteer group—*The Ground Forces*—is inspecting each street, turning on every valve, and flagging irrigation issues ranging from blocked sprinklers to broken heads and valves. Sandor and Carl follow up the next week to complete repairs.
In just the past couple of weekends, San Jacinto, San Felipe, and La Cima were reviewed, and Sandor and Carl—our “Turf Titans”—completed all flagged repairs within a week. This past Saturday, Rancho Mirage was inspected.
These volunteer efforts demonstrate the deep commitment our residents have to this community, and I extend sincere thanks to BJ and her team.

Cal Am Sprinkler Audit
In the coming weeks, Sandor and Pat Showalter will partner with Cal Am Water on a full sprinkler audit. Cal Am will evaluate our irrigation system, recommend improvements, and even pay for the upgrades. **Cost to the HOA: FREE.**

Turf Reduction Compliance
Sandor and Carl are also capping non-essential sprinklers behind homes, preserving water only for trees and shrubs. This work supports California’s mandatory turf-reduction requirements for HOAs.

Upcoming Turf Reduction Project
We have an additional Cal Am rebate available for a next-level turf reduction project behind the homes between Madrea and Monteverde. This 7,000-square-foot renovation is expected to begin before year’s end, weather permitting.

Michael Ball
Crosswoods HOA President