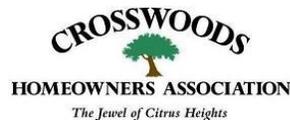


# CROSSWOODS

## Reporter



Crosswoods Homeowners Association Newsletter

APRIL 2014 Issue

## President's Column

I have many positive items to report as we look forward to summer. Water conservation has resulted in decreased usage without negatively affecting the landscaping. In fact, many of you have commented to the office staff about how nice everything looks right now. If you do notice lawns or plants looking stressed as we have more hot weather, please call the office so irrigation issues can be checked. All three pools are now open, and dates have been set for a Meet Your Neighbors Night and an ice cream social to be held at the main pool. Houses for sale in Crosswoods are selling quickly. Siding repairs are progressing along the east side of Crosswoods Circle. And as Neighborhood Watch Committee Chair Gordon Wolfe reports, there are very few instances of crime reported within our neighborhood.

There are several less positive items to report. Although coyotes haven't been sighted as often recently, we are seeing fewer turkey babies, which might be due to the coyotes nearby. Another area of concern is cars which are not observing the speed limit. Please remember that the speed limit is 25 miles per hour throughout the community. In addition, some of our morning walkers have reported pet waste when they are out early. Even if you are walking after dark, please pick up after your pet. We can't do much about the turkey waste on our sidewalks, but we can make sure to keep pet waste cleaned up.

Enjoy the summer, and I hope to see many of you at the events scheduled for the coming months.

## Meet Debbie Cha

The new face in the office belongs to Debbie Cha, who has replaced Jaz as Assistant to the General Manager. Debbie comes to Crosswoods with over ten years of experience in office management. A graduate of California State University, Sacramento, her last position was with JBC Real Estate as the Executive Administrative Assistant.



Debbie was born in Providence, Rhode Island, and moved to Marysville, California when she was four years old. The fifth of eleven children, she is the first in her family to earn a Bachelor's degree. Her major was in Liberal Studies with an Ethnic Minor. She moved to Sacramento in 2000 and has been here ever since.

Outside of work, the energetic and enthusiastic Debbie is mom to three girls and one boy, ages 1, 2, 9, and 10. She loves to cook and is an outdoor enthusiast. She and her family enjoy camping, snowboarding, canoeing, and river rafting, among other pursuits. She is also a huge 49ers and Giants fan.

Debbie says she has already learned a lot about Crosswoods. She trained with Jaz for two weeks before she left. Debbie thinks highly of the office staff with whom she works. She looks forward to meeting and getting to know the members of our community, so next time you're near the office, drop in and meet Debbie.

### Newsletter Editors:

Leslie Lake & Debbie Cha

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Hours: Mon, Tues & Thurs. 10am-4pm  
Wednesday: 10am-6pm  
Friday: 10am-3pm

### Board of Directors

Meets Fourth Wednesday @ 6PM  
Paul Ogden, Vice President  
Naomi Hauge, Treasurer  
Red Straub, Secretary  
Richard Ashby, MD, Director  
Michael Blanda, Director  
Carolyn McConnell, Director

### Administration

Paul Schorno, General Manager  
Debbie Cha, Assistant to GM  
Jessica Mathewson, AR  
Patti Wright, AP

### Meeting Calendar

#### Architectural Control Committee

First Tuesday @ 6pm  
Chair: Bob Fisher

#### Finance & Insurance

Third Wednesday @ 4pm  
Chair: Ken Lake

#### Landscape

Second Tuesday @ 4pm  
Chair: Bob Acrea

#### Pool Committee

Third Monday @ 4pm  
Chair: Pam Ashby

#### RV Lot Committee

Meets as needed  
Chair: Scott Bjorkquist

#### Neighborhood Watch Committee

Meets as needed  
Chair: Gordon Wolfe

# National Night Out

Neighborhood Watch Chair – Gordon Wolfe

In 1984 the National Association of Town Watch introduced the idea of National Night Out, “America’s Night Out Against Crime”. The purpose of National Night Out then, as it is today, was to:

- (1) Promote citizen involvement in crime prevention activities,
- (2) Strengthen police-community partnerships, and
- (3) Send a message to criminals that neighborhoods were organized and fighting back. For 30 years this event has been held on the first Tuesday of August. In 1984, 2.5 million residents located in 400 communities in 23 states held their first National Night Out event. Today, those numbers have grown to nearly 40 million residents in over 16,000 communities in all 50 states, U.S. Territories, and Canada.



This year marks Crosswoods HOA’s fourth National Night Out event. Your Neighborhood Watch Committee will be hosting the event on Tuesday, August 5, at 7 pm at San Altos Circle. Here’s what you can expect:

Police representatives will be here to speak and answer questions about Neighborhood Watch and how we can better strengthen our police-community partnership.

Retailers will showcase their security and crime prevention products.

The Neighborhood Watch Committee will serve food and refreshments.

And, each person will have an opportunity to win one of several gift cards for local eateries and retailers.

So, please mark your calendar and plan to attend. We will provide you more information about the event at a later date.

## Pools Open

Now that all three pools are up and running, please read over the pool rules. Last year unauthorized persons using the pools were a problem. No one who does not have a key should be admitted to the pool area. Last year well-meaning homeowners at times opened the gates to homeless people, who used the pool areas to bathe and wash out clothing. Remember that you must accompany any of your guests who use the pool, and that children 14 and under must be accompanied by a responsible adult. And there is absolutely no smoking in pool areas. All homeowners were provided a copy when they were last revised. The rules are in Article 21 of the Rules and Regulations, are posted at each pool, are on the Crosswoods webpage, and hard copies are available in the office. If everyone follows the rules, the pool experience can be enjoyed by all.





# Summer Gatherings

Several Crosswoods gatherings are being planned for the summer. The first is a Summer Solstice ice cream social, scheduled for June 21 from 2:00-4:00 at the main pool. This event was a big success last year, so plan to stop by and enjoy some ice cream and visit with your neighbors. Because we nearly ran out of ice cream last year, we would appreciate an RSVP if you plan to attend, either by calling or emailing the office.



The second event will be in September to mark the end of summer. The annual Meet Your Neighbors potluck will also be held at the main pool, on Friday, September 19 at 6:00 PM. Bring a dish to share, your favorite beverage, and an extra chair if you have one. Look for more information in the August Reporter.

Finally, National Night Out is scheduled for August 5<sup>th</sup>. Read more about this event in the Neighborhood Watch article elsewhere in this issue. Mark your calendars now so that you don't miss any of these events and the chance to mingle with others from our community.

## GENERAL MANAGER'S COLUMN PAUL SCHORNO



Manager's Column – June, 2014

Our goal is to provide a high level of service and institute the necessary maintenance, repairs and replacements in a timely manner. For the past three and a half years, the large volume of decayed siding which has been, and will continue to be replaced, provides evidence of our determination to catch up on dry-rot repairs, which had been deferred for too many years. In the three and a half years since the siding replacement program began, nearly half of the homes in our community have had exteriors refurbished, with many other buildings outside of the programmed areas receiving smaller spot siding replacement as timely fix to remove severe dry-rot.

The annual to repair and paint exteriors (including decks) constitutes a rather large expenditure each year, with the cost of material funded by Reserves. In 2013, the expense totaled \$146,000 from Reserves, as well as labor costs of \$240,000 paid through the Operating budget. Siding and deck repair are only two of the large repair and replacement programs covered by Reserves. In addition, close to \$100,000 each was spent for both flat roof and concrete driveway replacement. Faulty sewer lines at 18 addresses were replaced at a cost of \$61,000. Another \$30,000 from Reserves covered the cost of repairing brick courtyards and replacing the fence around the Main Pool. For the current year, more of the same is planned, including flat roof replacement at 14 Crosswoods addresses, and major retaining wall replacement is scheduled on Rio Cuarto and Monticello Courts. In addition, minor street repairs and some black-top seal-coating are also scheduled.

For the current budget year, approximately \$91 out of the monthly \$368 dues (approximately 25%) is earmarked as Reserve contribution. This may seem exorbitant, but it is important that the annual funding, or contribution to the Reserves, is at a level that can comfortably cover the cost of repair and replacement. After the resulting expenses are paid, a healthy fund balance must remain to cover future costs. As a result, the Reserve plan does call for increased contributions in each upcoming budget year. The Reserve fund has risen steadily over the past five years, and is scheduled to increase significantly over the next several years. As the conclusion of the 2013 budget year, the fund balance totaled \$845,000. We are fortunate to have prudent Reserve program that not only provides the funds for needed repairs and replacement, but also addresses the importance of maintaining a healthy fund balance.

The 2015 budget formulation process begins in July with Wednesday morning workshops that will extend into August. During that time, the prospective Reserve plan will be one of numerous budget topics addressed. A budget update will be included in the next issue of the Reporter.

## Mark Your Calendars

Next Dumpster for Crosswoods:

**August 1-3 ,2014**

**Hazardous Waste Collection**

The next regularly scheduled hazardous waste collection sponsored by the City of Citrus Heights and Republic Services will be held Saturday, June 21, from 8 am to 1 pm in the parking lot behind Sunrise Mall. Acceptable materials include: household chemicals, household cleaners, acids, automotive fluids (except used oil), pesticides, vehicle batteries, gasoline, paints, solvents, and fluorescent lamps and tubes. **To expedite the process, call 725-9060 for a drop off appointment.** Thanks to Gordon Wolfe for bringing this event to our attention.

**OFFICE IS CLOSED and WILL OBSERVE THE FOLLOWING HOLIDAY(S):**

**Independence Day  
July 4, 2014**

### OBSERVED SOCIAL EVENTS

**Ice cream social  
June 21, 2014  
2pm-4pm  
Main Pool**

**National Night Out  
August 5, 2014  
7pm  
San Altos Circle**

**Meet your neighbors night  
September 19, 2014  
6pm  
Main Pool**

## Board Meeting Report

The Regular Board meeting was held on May 28th followed by an Executive Session. Some of the actions were as follows:

- \* Appointed Roger Schuldies to the Landscape Committee
- \* Approved the legal services agreement with Baydaline & Jacobsen
- \* Approved the financials review for 2013 & 2012 as reviewed
- \* Denied ACC Committee Member Appointment because the committee is full
- \* Approved the Flat Roof Replacement Contract from Summit. F&I will review the new materials that are being used for flat roof replacement
- \* Approved reviving the Herb Garden - Referred to Landscape Committee

The next scheduled Board meeting is set for June 25th and July 30th at 6:00pm in the crosswoods Meeting Room.

## Aloha Jazz!

We would like to apologize for the late arrival of the Reporter this month. As many of you know, Jaz has left Crosswoods to take a property management position in her native Hawaii. When she left she intended to work with us to publish this issue of the newsletter. However, dealing with moving, buying a new car, starting a new job, and acclimating to summer in Hawaii after living 14 years in California, her plate was overflowing. Working remotely to help publish this edition didn't seem like such a good idea once she arrived in Hawaii. Debbie and I have worked together to put this issue out, and our goal is to have future issues delivered to homeowners the first week of each publication month.

Jaz had intended to write a farewell note to the members of our community for this month's Reporter, but time constraints have prevented her from doing so. She has asked me to convey her appreciation to everyone she has worked with and gotten to know during the seven years she worked for our community. She truly loves Crosswoods! Leaving Sacramento was a difficult decision, but the chance to achieve her goal of becoming a property manager and be near family convinced her to pack her bags and say goodbye to friends, family and colleagues here. We wish her the best in her new adventure.

