

Cross Creek Times

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January, 2016

Happy New Year 2016!



BOARD OF DIRECTORS

President - Don Duncan
503-649-9591
crosscreek20555@gmail.com

Vice President - Tara Stewart
503-781-6175
crosscreek20555@gmail.com

Treasurer - Kim Colvin
509-438-8232
crosscreek20555@gmail.com

Property Standards - Jason Mastrantonio
503-356-9715
crosscreek20555@gmail.com

Maintenance & Pool - Kathy Copeland
503-649-0359
cell: 971-409-4929
crosscreek20555@gmail.com

Rec. Center & RV Lot - Kevin Miller
503-621-6063
crosscreek20555@gmail.com

Secretary - Vacant
crosscreek20555@gmail.com

STAFF MEMBERS

Bookkeeper - Nancy Brewer
cchoabookkeeper@bbdata.us

CC Times Editor - Nancy Brewer
503-310-3274
timeseditor@bbdata.us

COMMITTEE CHAIRS

Maintenance Committee
Jerry Sherrill
503-649-8394

Finance Committee
Kim Colvin
509-438-8232

ASSOCIATION WEBSITE

www.crosscreekhoa.org

Tennis & Basketball Courts

LOCK COMBINATION

February: 0970

March: 0970



Important Notice regarding the Cross Creek website

There have been some issues with the website such as not being able to view it and not being able to get email through to the board members. We now know for a fact, that the site has been hacked. Because of this, we've obtained a new webhost. If you need to reach the board members, try the listed phone number (which can be found in the these Times) first. If you need to reach them by email, please send it to a temporary email set up for this purpose: crosscreek20555@gmail.com. We can properly route your email to the appropriate board member if you include a description of what you need and your contact information (name, phone, lot). See also different temporary email listed for the Times Editor & Bookkeeper. Be aware that the email addresses (president, vp, etc.) may go away permanently due to SPAM and be replaced by new ones, TBD.

Thank you for your patience while we sort this issue out!

Cross Creek HOA Board of Directors

We have formed a new "Maintenance 2016 Advisory Committee" specifically on CCHOA Amenities

This committee has already met and identified specific repairs and upgrades needed for our HOA's amenities, mainly for the Rec. Center and the pool, but not all inclusive. This committee will make recommendations to the homeowners and board of directors on exactly what needs to be repaired, what needs to be brought up-to-date, costs, set those priorities, and eventually, which vendors are best suited to supply those needs. Some quotes for the pool are already obtained and we're still collecting more. Please join us! Send an email to crosscreek20555@gmail.com to have your name added as interested in serving your neighborhood on the committee. We have 5 members so far.

Neighborhood Watch News for January - Be aware and be safe!

- FOUND! 14 year-old Kiana Rick or Kiana Muñoz is now safely home! Thanks to all who helped.
- Please park your vehicles on either side of the yellow painted handicap ramps. If you park in front of them, this hinders handicapped folks from using them! So, be advised that if you do park your vehicle in front of these ramps, Washington County Dispatch will be called and the Sheriff's Deputies will issue you a citation.
- Be aware that the "bad guys" are following FedEx and UPS delivery trucks and have been stealing packages right off of doorsteps. If you're having a package delivered and you're not going to be home, make arrangements to have it dropped off at a trusted neighbor's or return it to the depot.
- Close your garage door, even if you're home. If you're not actively watching your garage, thieves take these opportunities to steal your valuable items right from under your nose. This is going on all around us, not just in the Cross Creek neighborhood.
- It is advisable to padlock your side/back gates. People can get into your back yard and steal things from there, too. They can also enter your home if you have your back door unlocked. While no padlock or lock is pickproof, it is a deterrent because it takes time to pick a lock. You may want to consider a security system, as well.
- Washington County Sheriff's office is running a new campaign, "See Something? Say Something!" to help educate residents on when and how to call police for non-emergency reasons. See this information at: www.co.washington.or.us/Sheriff/upload/See-Something-Flyer.pdf. So, if you see any suspicious-type or out-of-the-ordinary activity, but an actual crime is not occurring at the moment, call Washington County Dispatch number at 503-629-0111.

ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Don Duncan 503-649-9591

NON-EMERGENCY SERVICES:

- Tualatin Valley Fire & Rescue: 503-649-1150
- Washington County Dispatch: 503-629-0111
- PGE - To report power outages: 503-464-7777
- Tualatin Valley Water District: 503-642-1511

Cross Creek Calendar

LOCATION: Rec Center

February 11, 2016: Monthly board meeting: 7:00 pm

For more information on other Rec. Center calendar activities & rentals, call Kevin Miller at 503-621-6063.

A copy of the dues increase ballot is on the CCHOA website at www.crosscreekhoa.org/vote. You may change your vote, but we really need the homeowners who haven't voted yet to step up and do so. This is a very important issue and one that can't be ignored, so please vote today! Note: Since we're having so many issues with the website and can't always access it, I have a copy of the ballot and will happily mail or email it to you upon request. Please call me at 503-310-3274 or email at timeseditor@bbdata.us for a copy. Thanks again!
Nancy

TREASURER'S NOTE Updated



We're making progress. 86% of this year's dues have been collected. All RV lot renters have paid except for 1. Since the rent has not been paid, the association will move on eviction at the cost of the renter. 1st and 2nd past due notices for HOA dues were sent in December & January. Any homeowners who have not contacted the association in writing by February 15th, 2016, will be referred to the Association's attorney for collection in accordance with our Owner Assessment, Notification and Outstanding Balance Collection Resolution. Remember, our HOA depends on these monies to maintain the association amenities and conduct HOA business.

Thank you for your cooperation!
If you have any questions, please contact Kim Colvin @ cross-creek20555@gmail.com or 509-438-8232

Neighborhood Service Directory

PC REPAIR AND TRAINING

Windows and now Macs, too!

- Flexible hours, by appointment
- In your home
- Cross Creek resident
- Reduced rates for residents

Nancy Brewer
503-310-3274
or techsupport@bbdata.us

YOUR CLEANING SERVICES

Carolina Beltran
541-399-6876



There is NO FEE to place your ad in the Times. Email the Cross Creek Times Editor at timeseditor@bbdata.us. Resubmit your ad every 4 months. The board of directors does not endorse nor guarantee the ads placed here.

Opportunities abound for home buyers and sellers! Home prices are still on the rise from the previous year, but have stabilized a bit in recent months. Interest rates are still at historic lows, which means more purchasing power for buyers. When inventory is low, it also means more competition from buyers. As a buyer, this means you need to be prepared and decisive when you are actively looking for homes. The most important step is to meet with a lender and get a pre-approval letter before you start looking at homes. In the Portland Metropolitan area, homes are averaging about 54 days on the market. In Cross Creek, and the surrounding neighborhoods, most homes are receiving multiple offers and selling quickly, often within the first week of being on the market.

~Elisa Buckley~

Association Board Meeting Notes (January 14, 2016)

Note: December, 2015 meeting was cancelled due to a lack of a quorum.

- Board Members Present: Don Duncan, Kathy Copeland, Kim Colvin, Jason Mastrantonio, & Kevin Miller
Absent: Tara Stewart
Vacancy: Kelli Sepulveda resigned prior to January meeting
- Meeting was called to order at 7:07 pm. Code of Conduct reminder & quorum confirmed.
- Minutes for the November, 2015 were unanimously approved.
- Homeowner Concerns: LOTS of property standards violations.

No PIPs were submitted for approval.

President: Gave report on Major Maintenance Committee meeting. Identified repairs needed and suggested not hiring lifeguards for next year due to prohibitive cost of payroll & taxes. Some quotes for repairs obtained.

Vice President: None—absent.

Treasurer:

January 10, 2016 Account Balances:	Delinquency Balance:
Business checking: \$ 7,204.49	\$ 13,557.50
Money Market: \$ 28,043.55	
Reserve: \$ 47,176.13	
TOTAL \$ 82,424.17	

There are 39 homeowners with outstanding balances, some have made partial payments. Finance charges assessed & statements mailed 1/4. 1 lot still in collections. 2 RV lot renters have been sent "pay or vacate" notices. One payment was received at meeting.

Budget: We are ~\$ 1,000 under income year-to-date because homeowners have been slow to pay dues, but other income has offset this. Year-to-date expenses are under budget by ~\$ 7,000 due to not relying on a handyman to do various tasks. End-of-year taxes were filed in mid-November.

Rec. Center/RV Lot:

4 Rec. Center rentals since December, 2015.

Only 1 slot left in RV Lot.

It appears that the moulding around the glass doors had been tampered with.

Maintenance: Handyman hired to perform a list of tasks and she's going to follow up to make sure everything was done. Large lights need to be checked and replaced.

Property Standards: 1 month ago 13 letters were sent. Of the 13 letter previously sent, only 4 are being sent fine letters. The trailer on 203rd Ave. has finally been moved.

Board voted to move the website to a different webhost and have Nancy move the site and maintain it afterwards for a small monthly fee.

***Please note that the above is a very brief synopsis of the monthly minutes. After approval at the next board meeting, the official meeting minutes will be available on the website at www.crosscreekhoa.org; as soon as it is back up. If you are unable to get to the website, contact Nancy B. for the desired documents.

Living and Working in your neighborhood!



Elisa Buckley - Broker
RE/MAX equity group

text/cell: 503.705.1405
office: 503.635.2660
www.ElisaBuckley.com
Email: homes@elisabuckley.com



Licensed in Oregon

NEW TO THE NEIGHBORHOOD?



Send email to
CrossCreek20555@gmail.com
for a welcome packet