

# CROSS CREEK TIMES

Volume#38 issue 04

June 2012



## ASSOCIATION BOARD NOTES

Meeting of June 14, 2012

The regular monthly meeting was called to order by Pres Pam Mastrantonio. Board members present were: Pam, Tom, Dustin, Kelli, Denise and Christy (quorum present)

Board members absent: Don Duncan

The minutes for the May regular meeting were read and approved as they now stand. A suggestion for an amendment may be presented at another time.

A few homeowners submitted PIP's, all were approved.

**Pres & VP :** Tom reports that much of their time this past month has been taken in reviewing homeowner complaints and concerns.

**Treasurer:** The motion was made to transfer \$8,098.34 to reserves. Motion was seconded and passed unanimously. Checking acct has a balance of \$18,864.31; Reserves bal is \$72,781.40 and Money Market balance is \$23,714.90.

**Property Standards:** We are still short a couple of people for walkers. Volunteers would be greatly appreciated. Contact property standards for info.

**Maintenance:** Lee reports he still needs to make repairs to a bridge and that he and Ron are behind in mowing due to the tractor breaking down. He was also asked to trim back the shrubs next to the tennis court on 203rd.

**Old Business:** We've had a few incidents of vandalism at the Rec Ctr and a homeowner presented a bid to install a camera. BOD felt the bid was too expensive. Lee bought posts and painted for the front lawn without approval before the board had a chance to explore other options. Tom made the motion that since the posts were already purchased and painted to move forward with installation and that he would work with Lee for proper placement. Motion was seconded and passed unanimously.

**New Business:** Large purchases without full board approval were brought up and Lee reported that Don approved purchasing the front lawn posts via email.

**Homeowner comments:** Lot # 156, homeowner has reviewed minutes for the last five years, referred to repeated transfer of monies from one account to another and questioned the wisdom of that. He also referred to the special assessment and that he has not seen any reference to that since May 2010. It was explained that the money was tracked, not opening a specific account, but tracked the expenditures. The money has been spent on the agreed upon list and with the remodel of the bathrooms, it is mostly exhausted. He also questioned the Reserve acct and purpose: We are required to have a Reserve account to make repairs etc on our assets and are trying to reach that goal of approximately \$100,000 based on a percentage of the HOA assets.

Lot 190, had questions at our last board meeting which the BOD researched. She questioned the Revised Property Standard Rules because she felt they were in direct conflict with the covenants. Per ORS94.630A and Vial Fotheringham, we have the right to form property standards. Re the certificate of insurance, our agent assures us we are completely covered and in compliance.

*The above notes are a brief synopsis of the regular monthly minutes. Once minutes are approved at the next regular monthly meeting the full minutes will be available to read at our website -*

[WWW.CrossCreekHOA.org](http://WWW.CrossCreekHOA.org).

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LOCK  
COMBINATION  
FOR  
June/July

### Staff Members

Emergency Contact for Rec Center: Tom Williams 503-848-3977  
Emergency Contact : Lee Hoodenpyle 503-649-8625

Rec Center Rental: Kelli Hormel reccenter@crosscreekhoa.org

CC Secretary/Times: Pat Mazzocco 503-649-0840

Bookkeeper: Vivian Sartor bookkeeper@crosscreekhoa.org



**Next Association Meeting Thurs July 12, 2012  
7:00 p.m**

We encourage everyone to attend the monthly Board meetings and to be an involved homeowner/resident.

**CROSS CREEK SERVICE  
DIRECTORY**

**PC REPAIR & TRAINING**

Your Home  
(anytime)  
Reasonable Rates!  
Call Nancy @  
503-642-0970  
Or e-mail  
Techsupport@bbdata.us

**RV Storage**

Located 3 miles south of Hillsboro, has covered and uncovered storage

Call Hans Steiner  
503-591-5072

**One Stop Construction**

All Home Repair  
Remodeling  
Handyman Services  
Painting, decks, fences and  
Much, much more  
Cross Creek resident  
Free Quotes

**Chris Cannon-503-313-4565**  
Www.onestopconstruction.net  
Chris@onestopconstruction.net

**WASHINGTON  
COUNTY  
Non-Emergency  
Dispatch**

**503-629-0111**

The listings in this directory are for information only. The HOA does not endorse any service providers. Please check the legitimacy of any service or product and do so at your own risk.  
There is no fee to place an ad. Simply give the Times editor a call or send an email. Ads must be resubmitted every four months.

**POOL SCHEDULE—ABBREVIATED**

5-8:00AM Mon-Sun—Early Bird Swim  
8-9:00 AM Mon-Sun—Closed  
9-11:30AM Mon-Fri—Swim Lessons  
Noon-5:50PM Mon-Sun- Open Swim  
6-6:50 PM Mon-Thurs- Family Swim Sat-Sun—Open Swim  
**FRIDAY EVENINGS POOL MAY BE CLOSED FOR PARTIES**  
7:00-7:45 PM Mon—Sun Open Swim

**FULL SCHEDULE POSTED AT POOL**

**TIMES DELIVERY PERSON**

We are looking for a person to deliver the Cross Creek Times one weekend per month. This is a paid staff position. Usually takes around 4 hours to deliver. Please call Pat Mazzocco if you are interested 503-649-0840

**BOARD MEMBER NEEDED**

The board is in need of another member. If you would like to volunteer your time and expertise or would like to nominate someone else, we'd be happy to hear from you. Please contact Tom Williams, VP@crosscreekhoa.org or drop a note at the Rec Ctr letting him know of your interest.

**THANK YOU!!!!**

We would like to send a special thank you to **Cathy Watkins** who has delivered our Cross Creek Times over the past several years. She has delivered through the cold and the heat and we really appreciate her efforts over the years.

Another huge thank you to **Dustin Woodhouse** who recently resigned from our BOD due to personal commitments. He served for the last two years tirelessly, as our Property Standards Chairperson. He has done a tremendous job, made a lot of positive changes and even found the time to organize some help for a long time resident. You are both appreciated!!

**Property Standards**

Reminder to all homeowners/residents that you are responsible for weeds and mowing the area between your fence and the curb.

Oftentimes these are the areas that are first noticed by visitors to our area.

We all appreciate your attention to these areas.

**New to the area?**

Please drop a note to our bookkeeper if you are moving in or out. If you are a renter, we still need to know your name and address. If you are a homeowner and moving, we need to know your forwarding address or the name of the new homeowner so we can stop sending mail to the wrong person.

**FOR SALE**

Fifth-wheel trailer hitch, Hijacker-brand double-pivot slider 16K capacity, covered when not in use. New in 2006. \$400 or best offer  
Fifth-wheel tailgate, premium Custom-Flow brand fits Ford 1998-2012 F-250 and F-350. No rust, new in 2006. \$200 or best offer.  
503-313-6013  
Ask for Richard