



# CROSS CREEK TIMES

Volume#32 issue 01

JANUARY 2006

## ASSOCIATION BOARD NOTES

### Board Members

#### *President*

Rich Redeker  
503-848-5949

President@CrossCreekHOA.org

#### *Vice President.*

Laura Winters  
503-268-1604

VP@CrossCreekHOA.org

#### *Property Stds.*

Brent Brewer  
503-642-0970

PropStandards@CrossCreekHOA.org

#### *Treasurer*

Treasurer@CrossCreekHOA.org  
*OPEN*

#### *Maintenance/Insurance*

Leo Horst

503-642-7559

Maint@CrossCreekHOA.org

#### *Maintenance/Pool*

Bill Martin

503-649-9687

Pool@CrossCreekHOA.org

#### *Rec. Center*

Linda Osmon  
503-649-6083

RecCenter@CrossCreekHOA.org

#### *RV Lot*

Carolyn Patrick

503-642-3387

RVlot@CrossCreekHOA.org

JANUARY 12, 2006

**Old Business:** Three teams of Board/staff members canvassed the neighborhood in an effort to get ballots turned in regarding the changes to the CC&R's. They were successful in getting ballots turned in but not enough to make the changes. Out of 179 ballots turned in, 143 were for the changes and 36 were opposed. We only received 179 ballots out of 309 mailed out.

A temporary treasurer is needed before the annual meeting in April, which is the natural term of office. Christa Short, previous treasurer, moved out of the area and current board members, for various reasons, cannot fill the office. While we have one interested person, and Rich indicated he has a few names of interested people, we will ask any homeowners who are interested to give Rich Redeker a call. We are interested in filling this office as soon as possible.

**New Business:** Linda Osmon has generously donated her office to do the printing for the Times and calendar and various other printing duties as needed over the past few months. We do however, need to find a more permanent solution to our printing needs. Brent will look into the cost of a printer or copier, printer costs, paper & ink. We will need to dispose of the current copier we have, which is in need of some TLC. Homeowner offered to list it in Craig's List but any homeowner can also make an offer on it.

**Maintenance:** Leo has diligently been pursuing estimates for roofing the Rec Center, considered a commercial building. He has several estimates now and a fair idea of what needs to be done. Rich suggested he narrow his choice to two roofers, decide exactly how much work needs to be done and present it to the Board. Leo would like to form a committee to make the decision, which will include Lee and Bill.

**Prop Standards:** Brent will need to speak with attorney offices to determine what can be done with the CC&R's since they did not pass. How can state regulations (which are required) be addressed.

**Rec Center:** Linda reports low rentals in the month of February. She would like to form an activities committee or group again and come up with some spring and summer activities for everyone. We would really like to see some interest in community and activities at the Rec Center. Anyone who has ideas or time to spend on ideas, Linda Osmon is looking for volunteers.

*The above is a brief synopsis of the minutes for the month of January. Once approved at the next regular monthly board meeting, the minutes will appear in their entirety on the CCHOA website.*

LOCK  
COMBINATION  
FOR

JANUARY

### Staff Members

Book Keeper	Nancy Brewer	503-642-0970	Bookkeeper@CrossCreekHOA.org
Secretary	Pat Mazzocco	503-649-0840	Secretary@CrossCreekHOA.org
Rec. Center Rental	Elisa Buckley	503-591-7670	RCRental@CrossCreekHOA.org
Neighborhood Watch	Marilyn MacIntosh	503-649-4116	CCnWatch@CrossCreekHOA.org
Cross Creek Times Ed.	Pat Mazzocco	503-649-0840	TimesEditor@CrossCreekHOA.org
Maintenance	Lee Hoodenpyle	503-649-8625	MaintStf@CrossCreekHOA.org



## Next Association Meeting Thursday Feb 09, 2006

7:00 p.m.

Refreshments will be served. We encourage everyone to attend the monthly Board Meetings and to be an involved homeowner/resident.

### Cross Creek Service Directory

Learn to Sing  
Voice studio opening in Cross  
Creek 1/10/06. Beginners wel-  
come. Call to schedule a free  
mini-lesson  
Kathleen Hanson Archibald  
503-649-7244

CREATIVE MEMORIES  
Photo preservation & organiza-  
tion, classes & supplies  
Call Elisa Buckley @  
503-705-1405

PC REPAIR & TRAINING  
Your Home  
(evenings & weekends)  
Reasonable Rates!  
Call Nancy @  
503-642-0970  
Or e-mail at  
pcsupport@bbdataservices.com

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. (Ads must be resubmitted  
every four months)

Homeowners/Renters  
New to CrossCreek??  
Call Elisa Buckley @  
503-705-1405  
For your Welcome Packet  
Or to rent the facility.

### Moving in—Moving Out??

Call Bookkeeper -  
Nancy Brewer @  
503-642-0970

### Re: Voting on CC&R's *board meeting. The*

The changes to the Declaration of CC&R's did not pass. There  
were only 179 votes cast—143 in favor and 36 opposed.

### Treasurer Needed

*Cross Creek Board is in need of a person to  
fill the office of Treasurer. If you have some  
accounting, bookkeeping background you  
might be just who we need.*

*If you are interested, please call Rich Rede-  
ker @ 503-848-5949*

### Buy Line

Nordic Track Pro Ski Ma-  
chine  
New \$800—sell for \$50.  
Call Gary :  
Evenings: 503-649-3226  
Days : 503-642-9910

### Property Standards

Many thanks to the volunteers who walk through our  
neighborhood in an effort to support property stan-  
dards and enforce our covenants. If we were to hire a  
service to do the same, the cost would be around  
\$1700 per month.

Please feel free to attend monthly property stan-  
dards meetings. Your input is valuable. If you would like  
to help by volunteering your time, call Brent Brewer @  
503-642-0970

### Volunteers Needed

Cross Creek By-Laws  
call for a nominating  
committee to be  
formed for Board elec-  
tions. We'll need a  
committee by Feb &  
nominations in by  
March. Elections will  
take place at the annual  
meeting in April

### Rec Center Corner

Listed are dates that the Rec Center has been rented or meetings  
planned:

Sun: 2/5 -private rental      Thurs: 2/23 Bunco 7:00pm  
Mon: 2/6 Prop Stds Mtg 7:00pm      Sat 2/25 Scrapbooking 10-8  
Thur: 2/9 HOA Meeting 7:00pm  
Sat: 2/11 Private rental

**Activities Committee:** Linda Osmon would like to form a committee  
to put together some spring & summer activities. Please give her a  
call **503-649-6083**.

## SPRING FLING SCRAPBOOK WORKSHOP

Saturday, Feb 25, 1st Annual Spring Fling All Day Scrap-  
booking Workshop 10am—8pm Contact Elisa Buckley  
to RSVP! \$10 registration fee gets you 6' of space, re-  
freshments and a page kit plus the use of several cutting  
and journaling tools! Supplies will be available for pur-  
chase at the event. You must RSVP in advance!  
Elisa @ 503-705-1405 or buckleyje@ispwest.com



# CROSS CREEK TIMES

Volume#32 issue 02

February 2006

## ASSOCIATION BOARD NOTES

### Board Members

#### *President*

Rich Redeker  
503-848-5949

President@CrossCreekHOA.org

#### *Vice President.*

Laura Winters  
503-268-1604

VP@CrossCreekHOA.org

#### *Property Stds.*

PropStandards@CrossCreekHOA.org  
*OPEN*

#### *Treasurer*

Treasurer@CrossCreekHOA.org  
*OPEN*

#### *Maintenance/Insurance*

Leo Horst

503-642-7559

Maint@CrossCreekHOA.org

#### *Maintenance/Pool*

Bill Martin

503-649-9687

Pool@CrossCreekHOA.org

#### *Rec. Center*

Linda Osmon  
503-649-6083

RecCenter@CrossCreekHOA.org

#### *RV Lot*

Carolyn Patrick  
503-642-3387

RVlnt@CrossCreekHOA.org

LOCK  
COMBINATION  
FOR

February

February 09, 2006

**Old Business:** A temporary treasurer is needed before the annual meeting in April, which is the natural term of office. Christa Short, previous treasurer, moved out of the area and current board members, for various reasons, cannot fill the office. While we have one interested person, and Rich indicated he has a few names of interested people, we will ask any homeowners who are interested to give Rich Redeker a call. We are interested in filling this office as soon as possible.

Brent has spoken with a couple of homeowners who have or have access to copiers that we may be interested in purchasing that are used. A new mid-sized copier will run around \$1200, or we could look at a re-conditioned commercial size. Pat will be calling printing services for estimates for the Times, calendars, annual letters, etc.

**New Business:** Brent asked Board to approve monies for a meeting with attorneys. We will need to know how to integrate the state required rules and regulations into our outdated covenants; What procedures must be followed before forcing changes to a lot to make it adhere to the Declarations?; Can a special assessment be levied for required maintenance? There are several questions that require legal advice. Vote passed allowing Brent to have discussion of options, prioritized, with attorneys.

Brent also made a motion that we submit to homeowners revised covenants again as individual changes to be voted on. No 2nd, motion died.

**Maintenance:** Leo has diligently been pursuing estimates for roofing the Rec Center, considered a commercial building. He has several estimates now and a fair idea of what needs to be done. He is not yet ready to make presentation to Board, has a couple of more appointments with roofers. He has determined a permit will be required and the estimated time frame for the actual work is approximately 4 days.

**Prop Standards:** Brent requested that we hire an individual or agency to do surveys, send out letters. Volunteers are too few and surveys are not turned in frequently enough. Consensus was we do not have the funds to pay anyone for the service, motion died. Brent submitted resignation.

**Rec Center:** Linda would like to form an activities committee or group again and come up with some spring and summer activities for everyone. We would really like to see some interest in community and activities at the Rec Center. Anyone who has ideas or time to spend on ideas, Linda Osmon is looking for volunteers.

*The above is a brief synopsis of the minutes for the month of January. Once approved at the next regular monthly board meeting, the minutes will appear in their entirety on the CCHOA website.*

### Staff Members

Book Keeper	Nancy Brewer	503-642-0970	Bookkeeper@CrossCreekHOA.org
Secretary	Pat Mazzocco	503-649-0840	Secretary@CrossCreekHOA.org
Rec. Center Rental	Elisa Buckley	503-591-7670	RCRental@CrossCreekHOA.org
Neighborhood Watch	Marilyn MacIntosh	503-649-4116	CCnWatch@CrossCreekHOA.org
Cross Creek Times Ed.	Pat Mazzocco	503-649-0840	TimesEditor@CrossCreekHOA.org
Maintenance	Lee Hoodenpyle	503-649-8625	MaintStf@CrossCreekHOA.org





## Next Association Meeting Thursday Mar 09, 2006

7:00 p.m.

Refreshments will be served. We encourage everyone to attend the monthly Board Meetings and to be an involved homeowner/resident.

### BOOK & CD SALE

March 18, 2006

10:00am to 2:00pm @  
Cross Creek Rec Center

Donate your gently used books, CD's & related items by 3/18 by calling 503-649-9484. Then join us for refreshments & door prizes while shopping for "new to you" books and CD's on 3/18. Benefits Victory Racing Camp. To learn more about Victory Racing Camp go to [www.teamvrc.org](http://www.teamvrc.org)

### CREATIVE MEMORIES

Photo preservation & organization, classes & supplies  
Call Elisa Buckley @  
503-705-1405

### PC REPAIR & TRAINING

Your Home  
(evenings & weekends)  
Reasonable Rates!  
Call Nancy @  
503-642-0970  
Or e-mail at  
[pcsupport@bbdataservices.com](mailto:pcsupport@bbdataservices.com)

### Homeowners/Renters

New to CrossCreek??  
Call Elisa Buckley @  
503-705-1405  
For your Welcome Packet  
Or to rent the facility.

### Moving in—Moving Out??

Call Bookkeeper -  
Nancy Brewer @  
503-642-0970

## Letter of Resignation

I have drawn the conclusion that the members (and Board) of this association do not want to improve the out dated Declaration. Members of the association are either out of touch with what the Board is trying to accomplish or have total apathy to everything in the neighborhood. As Chairman of Property Standards it was my responsibility to enforce the Declaration. As this instrument is out of date in regards to what the Homeowners want to have the neighborhood be as well as State and Federal laws that have made mandatory changes. The homeowners have seen fit to not change this instrument. Enforcing items that are generally acceptable by your neighbor but not the Declaration has lead to angry homeowners. Whereas not enforcing some of these same items has made others angry.

While enforcing the Declarations I tried talking to homeowners about problems, and was met with accusations, threats and harassment. When I resorted to sending letters I was berated for sending an unfeeling letter full of threats, instead of trying to be neighborly and talk to the homeowners about the problems.

While no organization or document is perfect, most members of this association think they should be. The only way to make the Board or Association better is to be part of the solution not the problem. Homeowners who are not willing to live up to their responsibility to become part of the association through their own involvement are part of the problem.

I have heard homeowners complain that they don't want to pay for facilities that are not kept up and usable. But the majority doesn't want to pay to have usable facilities. Since 1973 home prices have increased over 700%, wages have increased 470%, SS benefits 400% and inflation 350%, while our dues have increased only 50%.

While the existing CC&R's remain as they were written in 1973, the association will be laden down with rules and regulations that prevent the association from growing and become a viable part of making our neighborhood a desirable place to live, and dues that provide only 43% of the buying power they did 32 years ago.

How can we make changes that are acceptable to all, when most don't even give their input as to what they desire to see changed. Until all homeowners are willing to step forward and be part of the solution, the association will continue to be mired in antiquated rules and regulations where apathy has the deciding vote.

I see both the Association and neighborhood declining to a state where neither are desirable. While the existing Declaration will not allow the Association to be formal dissolved without a vote of 75% of its members, which I do not foresee that many votes ever being cast on any election, there will come a point in the near future where no one in the Association will want to hold a position on the Board. I would recommend that all Board members resign and turn the Association over to an Attorney and let them deal with either reviving or burying Cross Creek HOA once and for all.

I can not waste my time working for an organization where its members do not support the efforts and even refuse to lend their voice or opinions to the Board.

In accordance with the CCHOA By-laws, I hereby present my resignation to the Board effective February 20, 2006

Brent Brewer  
Cross Creek Homeowners Assn.  
Former Board Member/Property Standards Chairman





# CROSS CREEK TIMES

Volume#32 issue 04

April 2006

## ASSOCIATION BOARD NOTES

### Board Members

#### *President*

Rich Redeker  
503-848-5949

President@CrossCreekHOA.org

#### *Vice President.*

Laura Winters  
503-268-1604

VP@CrossCreekHOA.org

#### *Property Stds.*

PropStandards@CrossCreekHOA.org

*OPEN*

#### *Treasurer*

Treasurer@CrossCreekHOA.org

*OPEN*

#### *Maintenance/Insurance*

Leo Horst

503-642-7559

Maint@CrossCreekHOA.org

#### *Maintenance/Pool*

Pool@CrossCreekHOA.org

#### *Rec. Center*

Linda Osmon

503-649-6083

RecCenter@CrossCreekHOA.org

#### *RV Lot*

RVlot@CrossCreekHOA.org

*New positions to be determined at the  
May regular monthly meeting.*

LOCK  
COMBINATION  
FOR  
May

7-5-5-9

### April 13, 2006—Regular monthly meeting

Rich began the meeting and presented a Profit and Loss statement and budget showing exactly what homeowner dues are being spent on. A large majority of the expenses are for salaries, and the largest expenses are those for maintenance and lifeguards for our pool.

We are in dire need of roofing the Rec Center, it has been leaking for some time and buckets to catch the drips have been in use.

: We have enough money for now, but if we have any large expenses, what do we do?

Option 1. Let the problem get worse

Option 2 Repair the roof, raise the dues (homeowners would have to vote for it)

Option 3 Fix the roof – propose one time assessment.

What attracts people to want to buy homes in our area?? The amenities. Do we want to keep them?

With inflation it is difficult to keep up, dues have not gone up in 13 years.

Homeowners present indicated they are not opposed to one time assessment and/or dues increase.

After much discussion and suggestions from homeowners in attendance the motion was made to NOT open the pool this year in order to be able to roof the Rec Center. Motion passed unanimously.

### APRIL 20—ANNUAL MEETING

After brief committee reports the roofing project and budget reports were brought up for discussion. Rich handed out Profit and Loss statements to anyone who wanted them. They clearly show that the Association is not able to financially be able to open the pool, maintain our common greenways and reroof the Rec Ctr on today's budget.

Roofing estimate that was accepted was originally given in January (good for 30 days only) and has since gone up again to \$10,145.00. The budget shows that to pay lifeguards alone costs \$10,000 per summer.

Rich had documents showing the last dues increase was 13 years ago and that increase was only to the current \$15 per month. Previously, our only increase was to \$12 per month in the '80's, from \$10 per month in the '70's. With inflation taking it's toll, we are unable to keep up with current demands.

Many, many homeowner's were in attendance with a good cross-representation. One homeowner is a realtor in the area and stressed that the reason we are able to keep our home prices high and increasing in value is due to our amenities.

The unanimous decision of homeowners present is to present to all homeowners a ballot to increase the dues, vote on a one-time assessment to make major repairs and an annual monthly dues increase.

The board has created a letter and ballot to send to all homeowners. In accordance with CCHOA CC&R's we must have 75% or more of homeowners approve passage of this ballot.

***The above is a brief synopsis of the meeting minutes for April 13 & April 20 annual meeting. . Once approved at the May regular monthly meeting, the minutes can be read in their entirety on the Cross Creek website.***

### Staff Members

Book Keeper	Nancy Brewer	503-642-0970	Bookkeeper@CrossCreekHOA.org
Secretary	Pat Mazzocco	503-649-0840	Secretary@CrossCreekHOA.org
Rec. Center Rental	Elisa Buckley	503-591-7670	RCRental@CrossCreekHOA.org
Neighborhood Watch	Marilyn MacIntosh	503-649-4116	CCnWatch@CrossCreekHOA.org
Cross Creek Times Ed.	Pat Mazzocco	503-649-0840	TimesEditor@CrossCreekHOA.org
Maintenance	Lee Hoodenpyle	503-649-8625	MaintStf@CrossCreekHOA.org



**Next Association Meeting Thursday May 11, 2006  
7:00 p.m.**

Refreshments will be served. We encourage everyone to attend the monthly Board Meetings and to be an involved homeowner/resident.

**CROSS CREEK SERVICE  
DIRECTORY**

Kelli's Clowns Daycare  
Part time or Full-time  
Fenced yard, reasonable rates  
All ages welcome, Mon-Fri  
503-591-1051

Have you looked at AVON lately?  
Jessica Miller~ 503-649-9484  
Email:

MyAvonLady@KidzandThings.com  
Call for a catalog or order online  
[http://](http://jmill9484.avonrepresentative.com)  
[jmill9484.avonrepresentative.com](http://jmill9484.avonrepresentative.com)  
Your Neighborhood Avon Lady

Cynthia Jordan  
Mary Kay Independent Beauty  
Consultant  
503-356-6164  
Call for a FREE pampering ses-  
sion for you and your friends!  
Individual facials  
My house or yours  
Evenings & weekends

CREATIVE MEMORIES  
Photo preservation & organiza-  
tion, classes & supplies  
Call Elisa Buckley @  
503-705-1405

PC REPAIR & TRAINING  
Your Home  
(evenings & weekends)  
Reasonable Rates!  
Call Nancy @  
503-642-0970  
Or e-mail at  
[pcsupport@bbdataservices.com](mailto:pcsupport@bbdataservices.com)

**CROSS CREEK IN CRISIS....**

The Rec. Center's roof is in need of immediate repair. Unfortunately, spending the money to repair the roof will result in the inability to up-  
date and maintain our current amenities, including the use of the pool.

The last raise in dues was 13 years ago in 1993, just raising the dues  
from \$12 per month to \$15 per month, only \$3 per month. In the past  
30 years our home values, wages and social security have increased  
exponentially but the HOA dues have increased only minimally. The  
fines and RV lot rentals cannot help us keep up with inflation.

**PLEASE** remember to vote on this imperative ballot. You have  
many ways to get your ballot in; you can mail it, 20555 SW Rosa Rd,  
Aloha, Or 97007, fax it to 503-430-0100, drop it off at the Rec Center in  
the mail slot .

**OR—** the decision has been made to extend the voting till 7:00pm on  
Thursday, May 11. So you can even drop it off at the monthly board  
meeting where counting ballots will occur.

Remember that in accordance with CCHOA CC&R's we must have  
75% or more of the homeowners approve the passage of this ballot. It  
is critical that you vote and remind/encourage your neighbor to vote as  
well.

**Let's make this a neighborhood to be proud of again and bring it  
back to its prime! This will bring a sense of community and in-  
crease the values of our homes by making our amenities useful!**

**Washington County  
Non-Emergency  
Dispatch**

503-629-0111

Homeowners/Renters

New to Cross Creek??

Call Elisa Buckley @

503-705-1405

For your Welcome

Packet or to rent the

Recreation Center

**Property Standards**

**ARTICLE VII**

(a) The board must approve any addition or  
alteration to a home. Failure to do so will  
be cause to have structure or addition re-  
moved at the sole expense of the home-  
owner. No dwelling house, garage, fence,  
wall or other structures upon any portion of  
said property shall be erected or  
constructed, and no alterations which would  
materially alter the exterior appearance of  
any such structures shall be made unless a  
complete set of plans and specification.  
Therefore, including the exterior color  
scheme, together with a block plan indicat-  
ing the exact location on the building  
site shall have been submitted to and ap-  
proved in writing by the Homeowners As-  
sociation, and a copy of such plans as fi-  
nally approved deposited for permanent  
record with the Association.

**Moving In?  
Moving Out?  
Call Bookkeeper -  
Nancy Brewer @  
503-642-0970**





# CROSS CREEK TIMES

Volume#32 issue 05

May 2006

## ASSOCIATION BOARD NOTES

### Board Members

#### *President*

Laura Winters  
503-268-1604

President@CrossCreekHOA.org

#### *Vice President.*

Brent Brewer  
503-642-0970

VP@CrossCreekHOA.org

#### *Property Stds.*

Bill Miller  
503-649-9484

PropStandards@CrossCreekHOA.org

#### *Treasurer*

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503-848-5949

Treasurer@CrossCreekHOA.org

#### *Maintenance*

Bill Miller  
503-649-9484

Maint@CrossCreekHOA.org

#### *Pool/Insurance*

Leo Horst  
642-7559

Pool@CrossCreekHOA.org

#### *Rec. Center*

Linda Osmon  
503-649-6083

RecCenter@CrossCreekHOA.org

#### *RV Lot*

JoAnn Williams  
503-848-3977

RVlot@CrossCreekHOA.org

### Meeting of May 11, 2006

What a great voting turnout we had!! Two of the three ballot measures passed. We also had a terrific volunteer turnout, from banners being donated reminding everyone to vote, to people composing and printing flyers, canvassing the neighborhood to make sure everyone had ballots and folding letters and ballots to mail. All of the help was so terrific and appreciated!! Thank you!!!

The pool is scheduled to open Saturday June 17 and Lee is looking for volunteers on Saturday June 10 to help remove the winter cover and ready the pool for summer activities. Please give him a call or just be at the pool at 9:00am on Saturday 6/10. More info regarding swim lessons etc will be available in June, swim times will be posted on the Rec Center door.

The roofing project has been completed and some dry rot was found so some of the siding has been replaced. The decision was made by the county that the building could not be inhabited until that portion of siding was replaced.

Several homeowners in attendance are interested in bringing the covenants to a vote again. There are many state regulations and requirements that must be incorporated into our covenants. There are many questions and pieces that homeowners would like to address and much discussion took place regarding the covenants. A CC&R sub-committee has been formed due to homeowner interest. If you have an interest in being part of this please give Brent Brewer a call—503-642-0970.

A finance committee is being headed up by treasurer Rich Redeker if you would like to participate in that. Linda Osmon is still actively looking for volunteers to form an activities committee. (phone numbers at left)

At the annual meeting in April nominations and voting for new board members occurred. Nominated and voted in were: JoAnn Williams, Bill Miller, Laura Winters, Brent Brewer and Linda Osmon.

At the May meeting new offices and positions were decided. Your board members and offices are as follows:

Laura Winters	President
Brent Brewer	Vice-President
Bill Miller	Property Standards/Maintenance
Rich Redeker	Treasurer/Secretary
Leo Horst	Pool/Insurance
Linda Osmon	Rec. Center
JoAnn Williams	RV Lot

The board will be looking at a new budget at the next board meeting. The budget for 6/1/2006-5/31/2007 will be presented at that time. The board will be looking at prioritizing for the future and plans that homeowners would like to see carried forward and completed. Everyone is looking forward to getting started and moving in the direction that will bring Cross Creek back to its greatness!

The above is a brief synopsis of the meeting minutes for May 11, 2006. Once approved at the June regular monthly meeting, the minutes can be read in their entirety on the Cross Creek website.

LOCK  
COMBINATION  
FOR  
May  
7-5-5-9

### Staff Members

Book Keeper	Nancy Brewer	503-642-0970	Bookkeeper@CrossCreekHOA.org
Secretary	Pat Mazzocco	503-649-0840	Secretary@CrossCreekHOA.org
Rec. Center Rental	Elisa Buckley	503-591-7670	RCRental@CrossCreekHOA.org
Neighborhood Watch	Marilyn MacIntosh	503-649-4116	CCnWatch@CrossCreekHOA.org
Cross Creek Times Ed.	Pat Mazzocco	503-649-0840	TimesEditor@CrossCreekHOA.org
Maintenance	Lee Hoodenpyle	503-649-8625	MaintStf@CrossCreekHOA.org





## Next Association Meeting Thursday June 08, 2006

7:00 p.m.

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

## CROSS CREEK SERVICE DIRECTORY

Kelli's Clowns Daycare  
Part time or Full-time  
Fenced yard, reasonable rates  
All ages welcome, Mon-Fri  
503-591-1051

Have you looked at AVON lately?  
Jessica Miller~ 503-649-9484

Email:

MyAvonLady@KidzandThings.com  
Call for a catalog or order online  
[http://](http://jmill9484.avonrepresentative.com)  
[jmill9484.avonrepresentative.com](http://jmill9484.avonrepresentative.com)  
Your Neighborhood Avon Lady

Cynthia Jordan  
Mary Kay Independent Beauty  
Consultant  
503-356-6164  
Call for a FREE pampering ses-  
sion for you and your friends!  
Individual facials  
My house or yours  
Evenings & weekends

CREATIVE MEMORIES  
Album making classes, supplies  
& photo storage solutions  
Call Elisa Buckley @  
503-705-1405 or visit  
[www.mycmsite.com/elisa](http://www.mycmsite.com/elisa).

PC REPAIR & TRAINING  
Your Home  
(evenings & weekends)  
Reasonable Rates!  
Call Nancy @  
503-642-0970  
Or e-mail at  
[pcsupport@bbdataservices.com](mailto:pcsupport@bbdataservices.com)

Thank you for Voting—what a great turn out!!!

We heard from so many homeowners. Its great to live in a neighbor-  
hood where families are involved and care about their community.

The votes are in.

Ballot measure "A" - 1 time special assessment of \$185 **Passed**

Ballot measure "B" - annual dues increase of \$5 per month **Passed**

Ballot measure "C"- allowing the board the option increase dues based  
on the Consumer Price Index **Failed**

Come join us at the next board meeting and help guide your board in the  
planning process as we develop timelines and prioritize goals. It's a  
great time to live in Cross Creek.

## POOL NEWS

**VOLUNTEERS NEEDED**— Lee will be uncovering the pool on  
Saturday June 10, @ 9:00am. He will need helpers as the pool opens  
a short few days later, June 17. Please give him a hand.

Only one available date left for a pool party, Sept 1. If you are  
interested in reserving it, please give Elisa a call @ 503-591-7670

## PAID STAFF POSITION

The board has the position of  
property standards staff person  
available. You will be reporting  
violations and sending letters and  
reporting to board member Bill  
Miller.

For more info call Bill Miller,  
503-649-9484

## THANK YOU

Thanks to all of the homeown-  
ers to stepped forward to get  
the vote out!. Brian Flemming,  
who donated the great banners!  
Jessica Miller for keeping the  
banners in place, folding letters  
and walking the neighborhood  
and so many others who really  
helped get this done! Thanks

The Board would like to  
extend a huge thank you to  
outgoing board members Bill  
Martin and Carolyn Patrick.  
They worked hard and their  
efforts were enormous.  
Thanks for all of your con-  
tributions.

## LEASH LAW

Please remember as you  
are walking your dogs,  
Washington County does  
have a leash law. Please be  
courteous and pick up af-  
ter your pet as well.

**Moving In?**  
**Moving Out?**  
**Call Bookkeeper -**  
**Nancy Brewer @**  
**503-642-0970**

Homeowners/Renters  
New to Cross Creek??  
Call Elisa Buckley @  
503-591-7670 for your wel-  
come packet or to rent the Rec.  
Ctr.



# CROSS CREEK TIMES

Volume#32 issue 06

June 2006

## ASSOCIATION BOARD NOTES

### Board Members

#### *President*

Laura Winters  
503-268-1604

President@CrossCreekHOA.org

#### *Vice President.*

Brent Brewer  
503-642-0970

VP@CrossCreekHOA.org

#### *Property Stds.*

Bill Miller  
503-649-9484

PropStandards@CrossCreekHOA.org

#### *Treasurer*

Rich Redeker  
503-848-5949

Treasurer@CrossCreekHOA.org

#### *Maintenance*

Bill Miller  
503-649-9484

Maint@CrossCreekHOA.org

#### *Pool/Insurance*

Leo Horst  
642-7559

Pool@CrossCreekHOA.org

#### *Rec. Center*

Linda Osmon  
503-649-6083

RecCenter@CrossCreekHOA.org

#### *RV Lot*

JoAnn Williams  
503-848-3977

RVlot@CrossCreekHOA.org

Meeting of June 08, 2006

**Old Business:** The finance committee met, consisting of Rich Redeker, Don Duncan, Bill Miller and Brian Flemming. They were able to present a budget based on two years of averages of bookkeeping records. The average was of 90% of dues, some dues not paid, and increased expenditures of 10-20% due to anticipated increases for utilities. Insurance has also gone up substantially. Insurance rates had been \$725 per quarter, have now been raised to \$905 per quarter or over \$3500 per year. Brian Flemming offered to shop around for better rates.

Homeowner asked what we are doing with the extra income that will be coming in from the one time assessment? Brent answered that is reserved for capital improvements only; resurface the tennis courts, repair or replace bridges, remodel restrooms, resurface pathways. The money will not cover everything all at once.

Homeowners were also asking about salaried positions. The biggest expenditures are lifeguards and maintenance. We will however include in the next Times the positions that are paid, job descriptions and the wages for each.

CC&R committee has not yet met. Don Duncan will get the other members together and they will decide on a chairperson.

**Neighborhood Watch:** Marilyn reports all has been quiet, she has not received any phone calls. She reports that National Night Out is August 1st this year and would like to organize a bar-b-que again for all residents. Last year's event was so successful, we anticipate an even larger turnout. The Board approved funds for this and will also be asking for donations from various places as well. Brian Flemming offered to help with purchasing groceries, he has various contacts.

**Rec Center:** All pool party dates have been reserved and have a waiting list for some dates. Linda reports that we do have a Garden Club that has expressed interest in using the Rec Center and is inviting interested residents to join. The club is open to men and women, with activities including lectures and hands-on events. Elisa reports that the vacuum cleaner at the Rec Center is barely working and needs to be replaced. She has not had time to shop around and get any prices. She was asked to come up with three recommendations and we'll take it from there. Brian Flemming also suggested perhaps a shop vac would be a good alternative.

**POOL:** The lifeguards will be handing out registration forms for homeowners to complete this year before swimming. The form asks for lot #, names and ages of children and number of people in household. Please remember your grown children who do not live at your address must be counted as guests. **Any homeowner/resident will lose Rec Center and pool privileges if they allow non-residents to use their lot number.**

*The above is a brief synopsis of the meeting minutes for May 11, 2006. Once approved at the June regular monthly meeting, the minutes can be read in their entirety on the Cross Creek website.*

LOCK  
COMBINATION  
FOR  
June/July

### Staff Members

Book Keeper	Nancy Brewer	503-642-0970	Bookkeeper@CrossCreekHOA.org
Secretary	Pat Mazzocco	503-649-0840	Secretary@CrossCreekHOA.org
Rec. Center Rental	Elisa Buckley	503-591-7670	RCRental@CrossCreekHOA.org
Neighborhood Watch	Marilyn MacIntosh	503-649-4116	CCnWatch@CrossCreekHOA.org
Cross Creek Times Ed.	Pat Mazzocco	503-649-0840	TimesEditor@CrossCreekHOA.org
Maintenance	Lee Hoodenpyle	503-649-8625	MaintStf@CrossCreekHOA.org



## Next Association Meeting Thursday July 13, 2006

7:00 p.m.

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

## CROSS CREEK SERVICE DIRECTORY

### Handyman

Bill Miller—503-649-9484

Plumbing, electrical, fence repair  
Good rates, free quotes in the neighborhood!

Jill Eklund, LMT 13011

Massage Therapist, Spa Specialist,  
Aromatherapist

Bring in this ad for \$10 off a 1  
hour message  
503-649-5100

Have you looked at AVON lately?

Jessica Miller~ 503-649-9484

Email:

MyAvonLady@KidzandThings.com

Call for a catalog or order online  
http://

jmill9484.avonrepresentative.com

Your Neighborhood Avon Lady

Cynthia Jordan

Mary Kay Independent Beauty  
Consultant

503-356-6164

Call for a FREE pampering ses-  
sion for you and your friends!

Individual facials

My house or yours

Evenings & weekends

### CREATIVE MEMORIES

Album making classes, supplies  
& photo storage solutions

Call Elisa Buckley @

503-705-1405 or visit

www.mycmsite.com/elisa.

### PC REPAIR & TRAINING

Your Home

(evenings & weekends)

Reasonable Rates!

Call Nancy @

503-642-0970

Or e-mail at

pcsupport@bbdataservices.com

## POOL NEWS

Please register all family members at the Rec Center before you use the pool. Registration forms are at the pool and we are requesting family mem-ber names and ages of children.

Swim lessons will be available again this year. Please see any life guard to sign up your children.

**Please remember any qualified resident will lose Rec. Center and pool privileges if they allow non residents to use their lot num-ber.**

### NEW- Garden Club

West Metro Garden Club is looking for new members and will be meeting in Cross Creek Rec Center on the 3rd Thursday evening of every month. The first official Cross Creek meeting will be held 8/17. The meeting will begin with a pot luck and socializing at 6:00pm. The official meeting begins at 7:00pm. All are welcome to attend.

Questions? Please call Gail Beasley @ 503-643-5390 or Kim Toffel @ 503-352-9085

### Property Standards

If you have company bringing an RV & staying at your home, or if you need to have your RV or boat parked outside your home for more than 48 hours, please complete the RV and/or Boat Parking Permit. The form is available online or at the Rec Ctr. Drop it in the Rec Center mail drop, it will be returned to you. Please place in the window of your RV. Only good for 2 weeks.

## NATIONAL NIGHT OUT

National Night Out is August 1 this year. Mark your calendars now!

Marilyn MacIntosh is once again planning a Neighborhood Bar-B-Que at the Rec Center for all residents. Last years event was a huge success and we'd like to duplicate that.

If you can help her plan the event, cooking or clean-up, please give her a Call @ 503-649-4116.

## RECOGNITION

The Board would like to recognize and compliment Homeowner Chris Cannon on the scalloped terrace he has completed in his front yard. It is spectacular!! Chris lives on the corner of 207th & Rosa Dr if you would like to see it.

## Moving in? Moving Out??

Need a Welcome Packet??

**Call Bookkeeper -  
Nancy Brewer @  
503-642-0970**

To make payment arrangements for your dues or one time assess-ment, please give Nancy a call. She'll be happy to work with you!

## Services

If you are interested in having your name or service listed on a services directory on the Rec Center bulletin board, please contact: LindaOsmon@aol.com

\*\*\*\* Need part time or short term care for your child??

Mom of three has openings on Mondays, Tuesday or Wednes-days.

Please call 503-705-1405\*\*\*\*





# CROSS CREEK TIMES

Volume#32 issue 07

July 2006

## ASSOCIATION BOARD NOTES

### Board Members

#### *President*

Laura Winters  
503-268-1604

President@CrossCreekHOA.org

#### *Vice President.*

Brent Brewer  
503-642-0970

VP@CrossCreekHOA.org

#### *Property Stds.*

Bill Miller  
503-649-9484

PropStandards@CrossCreekHOA.org

#### *Treasurer*

Rich Redeker  
503-848-5949

Treasurer@CrossCreekHOA.org

#### *Maintenance*

Bill Miller  
503-649-9484

Maint@CrossCreekHOA.org

#### *Pool/Insurance*

Leo Horst  
642-7559

Pool@CrossCreekHOA.org

#### *Rec. Center*

Linda Osmon  
503-649-6083

RecCenter@CrossCreekHOA.org

#### *RV Lot*

JoAnn Williams  
503-848-3977

RVlot@CrossCreekHOA.org

Meeting of July 13, 2006

The meeting began with homeowner comments and concerns. Opening was a concern that the board was not going to resurface the tennis/basketball courts. As a reminder to all, the one time assessment that passed is for capital improvements only. Once the monies are in place, we will be able to resurface the courts and in fact, have been getting bids on various surfaces. It will not be done before spring however. Another homeowner asked if the big toy at 203rd and Cross Creek Dr will be replaced. The board replied we would like to see it replaced and would like suggestions as to what residents in that area would like to see. If you have a suggestion please let any board member know.

Maintenance: New baby swings will be installed at the parks and there was a report of a rocking horse toy being broken which has now been repaired. Lee also reports that the pool needs a new cover. He has called Apollo pools and another company and both are quoting \$4,000 for a new cover. After much discussion regarding alternatives, Lee will do some more research.

RV Lot: There is an aluminum fishing boat at the RV lot, in space 3 and JoAnn has not been able to determine the owner of the boat. JoAnn would like to see the gate widened and will get some bids. She also will be sending a survey to those who have spaces to determine what their priorities are as far as upgrades. The lot needs gravel, a security light, fence repairs, etc.

Rec Center: Bunco will be discontinued until fall. With so many families taking vacations and just fun summer activities, there are oftentimes just not enough participants. Linda would like to compliment the life guards, they are doing a fantastic job in keeping the Rec Center clean. Research is still being done on a new vacuum cleaner, in the meantime, Jason Mastrantonio has loaned a vacuum cleaner to the Rec Center until a new one is purchased. Thanks Jason!!

Neighborhood Watch: Marilyn reports a bike was stolen at the Rec Center. This was a very expensive bike so please, even if there only a few minutes, be sure to lock your bike. The theft was reported to Sheriff's office.

**\*\*\* There have been reports of a green VW Jetta speeding at excessive speeds on Rosa Rd passing the Rec Center. Please use extra caution as you are crossing Rosa Rd. If you see this car speeding please try to get the license plate number and report it. This is critical with all of the children using the pool right now. \*\*\*\***

Marilyn also is hard at work organizing the National Night Out Barbeque. The sheriff's office will be represented by the motorcycle and K-9 units. If you can help with the barbeque—set up is at 5pm, cooking or clean up, Marilyn would really appreciate the help. Sign up sheets are at the Rec. Center.

**We look forward to seeing you there!!!**

The above is a brief synopsis of the meeting minutes for July 13, 2006. Once approved at the August regular monthly meeting, the minutes can be read in their entirety on the Cross Creek website.

LOCK  
COMBINATION  
FOR  
July/August

### Staff Members

Book Keeper	Nancy Brewer	503-642-0970	Bookkeeper@CrossCreekHOA.org
Secretary	Pat Mazzocco	503-649-0840	Secretary@CrossCreekHOA.org
Rec. Center Rental	Elisa Buckley	503-591-7670	RCRental@CrossCreekHOA.org
Neighborhood Watch	Marilyn MacIntosh	503-649-4116	CCnWatch@CrossCreekHOA.org
Cross Creek Times Ed.	Pat Mazzocco	503-649-0840	TimesEditor@CrossCreekHOA.org
Maintenance	Lee Hoodenpyle	503-649-8625	MaintStf@CrossCreekHOA.org



## Next Association Meeting Thursday August 10, 2006

7:00 p.m.

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

## CROSS CREEK SERVICE DIRECTORY

### Handyman

Bill Miller—503-649-9484

Plumbing, electrical, fence repair  
Good rates, free quotes in the neighborhood!

Jill Eklund, LMT 13011

Massage Therapist, Spa Specialist,  
Aroma therapist

Bring in this ad for \$10 off a 1  
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Have you looked at AVON lately?

Jessica Miller~ 503-649-9484

Email:

MyAvonLady@KidzandThings.com

Call for a catalog or order online  
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jmill9484.avonrepresentative.com

Your Neighborhood Avon Lady

Cynthia Jordan

Mary Kay Independent Beauty  
Consultant

503-356-6164

Call for a FREE pampering ses-  
sion for you and your friends!

Individual facials

My house or yours

Evenings & weekends

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Your Home

(evenings & weekends)

Reasonable Rates!

Call Nancy @

503-642-0970

Or e-mail at

pcsupport@bbdataservices.com

## NATIONAL NIGHT OUT

### BARBEQUE

TUESDAY, AUGUST 1

6pm-8pm

Hamburgers, hot dogs, chips, salad, cookies and cake!!

Marilyn MacIntosh is again organizing this fun, free event. Washington County sheriff deputies, motorcycle officers and K-9 units will also be attending. Great opportunity for the kids!!

Marilyn is requesting some help; if you do expect to go, she would like you to sign up at the Rec Center just so she will have an idea of how much food will be needed. If you cannot sign up, or decide to go at the last minute, attend anyway!!!

Also she will be needing some help with manning the grill, set up and clean up. You can sign up at the Rec Ctr or give her a call @ 503-649-4116 or email [CCNWatch@crosscreekhoa.org](mailto:CCNWatch@crosscreekhoa.org)

See you at the complementary barbeque!!!!

### NEW- Garden Club

West Metro Garden Club is looking for new members and will be meeting in Cross Creek Rec Center on the 3rd Thursday evening of every month. **The first official Cross Creek meeting will be held 8/17**. The meeting will begin with a pot luck and socializing at 6:00pm. The official meeting begins at 7:00pm. All are welcome to attend.

Questions? Please call Gail Beasley @ 503-643-5390 or Kim Toffel @ 503-352-9085

### FREE

Older model wards frost-less refrigerator/freezer, harvest gold. Works, clean. FREE. Will help with delivery within Cross Creek area. Please call

**503-642-4077**

Dan & Chris McFarling

### Moving in? Moving Out??

Need a Welcome Packet??

**Call Bookkeeper -**

**Nancy Brewer @**

**503-642-0970**

To make payment arrangements for your dues or one time assessment, please give Nancy a call. She'll be happy to work with you!

### CC&R COMMITTEE

The committee is meeting the third Thursday of each month at 7:30 pm at the Rec. Center. All are welcome and encouraged to attend.

### BUNCO

Bunco is being cancelled for the remainder of the summer but will resume in the fall.

See ya then!!!



# CROSS CREEK TIMES

Volume#32 issue 08

August 2006

## ASSOCIATION BOARD NOTES

### Board Members

#### *President*

Laura Winters  
503-268-1604  
President@CrossCreekHOA.org

#### *Vice President.*

Brent Brewer  
503-642-0970  
VP@CrossCreekHOA.org

#### *Property Stds.*

Bill Miller  
503-649-9484  
PropStandards@CrossCreekHOA.org

#### *Treasurer*

Rich Redeker  
503-848-5949  
Treasurer@CrossCreekHOA.org

#### *Maintenance*

Bill Miller  
503-649-9484  
Maint@CrossCreekHOA.org

#### *Pool/Insurance*

Leo Horst  
642-7559  
Pool@CrossCreekHOA.org

#### *Rec. Center*

Linda Osmon  
503-649-6083  
RecCenter@CrossCreekHOA.org

#### *RV Lot*

JoAnn Williams  
503-848-3977  
RVlot@CrossCreekHOA.org

LOCK  
COMBINATION  
FOR  
September

### Meeting of August 10, 2006

The meeting began with homeowner comments and concerns. Opening was a homeowner appreciating the bridge repairs that were made in his area. The maintenance folks as well as board members always appreciate hearing that their efforts are appreciated.

RV Lot: JoAnn is busy trying to realign some spaces but is having difficulty getting responses. If you have a space in the RV lot, please give JoAnn a call if you have been contacted. Please note also, you can only have one space in the RV lot. If trying to use two spaces, you may face fines or having your vehicle towed.

Neighborhood Watch: The National Night Out barbeque was a great success and a very large turnout. Thanks to Marilyn and Brian Flemming for their organization and to Lee for being the "head chef". A very large THANKS to Albertsons for all of their contributions and help too.

Maintenance: The infant swings were ordered and have been delivered. They will be installed soon.

Rec Center: Linda reports that Bunco will resume in September on Thursday, Sept 28th. Linda is also looking for someone to organize a holiday bazaar at the Rec Center this year. If you are interested, or have suggestions, please give her a call @ 503-649-6083.

Pool: The board would like to recognize the great job the lifeguards have done in keeping the Rec Center clean this year. Whenever the guards have a free minute they have been cleaning and picking up— GREAT JOB

\*\*\*\* While at the National Night Out function the officers thought it important to point out Ballot Measure 34-127. This measure would continue public safety services approved by voters in 2000 to combat crimes such as homicide, domestic violence, crimes affecting children, property and methamphetamine crimes. The levy would provide funds to operate the County jail and work release center at full capacity, minimizing the early release of offenders. And the levy would pay for much, much more. The officers felt it important to point out that "because the County has determined it can provide roughly the same services at a lower tax rate, the public safety levy is proposed at 42 cents per \$1,000 assessed value, 1cent per \$1,000 less than voters approved in 2000. Owners of a home with an average assessed value (not market value) of \$192,000 would pay \$81 in additional property taxes in 2007-2008. \*\*\*\*\*

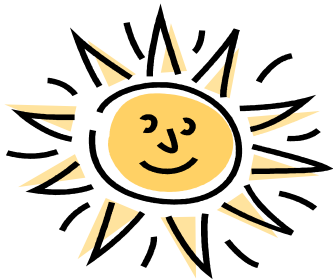
The above is a brief synopsis of the minutes for August 10, 2006. The minutes can be read in their entirety, once approved at the next regular monthly board meeting in September. They will be posted on the Cross Creek Homeowner's Web page—

Visit our web site : [www. Crosscreekhoa.org](http://www.Crosscreekhoa.org)

### Staff Members

Book Keeper	Nancy Brewer	503-642-0970	Bookkeeper@CrossCreekHOA.org
Secretary	Pat Mazzocco	503-649-0840	Secretary@CrossCreekHOA.org
Rec. Center Rental	Elisa Buckley	503-591-7670	RCRental@CrossCreekHOA.org
Neighborhood Watch	Marilyn MacIntosh	503-649-4116	CCnWatch@CrossCreekHOA.org
Cross Creek Times Ed.	Pat Mazzocco	503-649-0840	TimesEditor@CrossCreekHOA.org
Maintenance	Lee Hoodenpyle	503-649-8625	MaintStf@CrossCreekHOA.org





## Next Association Meeting Thursday September 14, 2006

7:00 p.m.

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

## CROSS CREEK SERVICE DIRECTORY

### Handyman

Bill Miller—503-649-9484  
Plumbing, electrical, fence repair  
Good rates, free quotes in the neighborhood!

Jill Eklund, LMT 13011  
Massage Therapist, Spa Specialist,  
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Bring in this ad for \$10 off a 1  
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Have you looked at AVON lately?

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Email:

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<http://>

[jmiller9484.avonrepresentative.com](mailto:jmiller9484.avonrepresentative.com)

Your Neighborhood Avon Lady

Cynthia Jordan

Mary Kay Independent Beauty  
Consultant

503-356-6164

Call for a FREE pampering ses-  
sion for you and your friends!

Individual facials

My house or yours

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### PC REPAIR & TRAINING

Your Home

(evenings & weekends)

Reasonable Rates!

Call Nancy @

503-642-0970

Or e-mail at

[pcsupport@bbdataservices.com](mailto:pcsupport@bbdataservices.com)

### Atten All Homeowners—Residents

*A friendly reminder to all that the one time assessment will not be past due until May 31, 2007. You do have a year to pay the assessment. To make payment arrangements, please call bookkeeper Nancy Brewer.*

### Covenant Reminder

Please keep up the strip of property between your fence and the street. We've received several complaints about the weeds being out of control and unsightly.

**Article III (e)** It shall be the duty of the owner or occupant of any building site to maintain in proper condition the area between the property line of said building site and the nearest curb or improved street, including public side walks"

### POOL

**Lost & Found:** Please check for lost items at the Rec Ctr by Sept.5. Anything not claimed by then will be disposed of.

**Early Bird Swimmers:** In order to have your \$10 deposit refunded, your key must be returned by Sept 15. You can drop it in the mail slot in the Rec Ctr

### Rec Center Dates

Homeowner Monthly meeting is always the 2nd Thurs of each month.

Garden Club meets 3rd Thursday, Sept 21— free, open to all.

Bunco is held the last Thursday of each month, \$5—open to all.

Rec Ctr is available for private events, \$40 for 3 hours. Please call Elisa Buckley, 503- 591-7670, to reserve the Rec Center for your event. and details



### NEEDED

Linda Osman is looking for someone to organize a Holiday Bazaar at the Rec Center this year. If you have suggestions or can organize the event, please give her a call at 503-649-6083.

### Neighborhood Watch

ICE— Marilyn would like to remind everyone using cell phones to use the ICE—in case of emergency. The Sheriff's office recommends using period first which will put your emergency contact at the top of your phone list. You could also use "ICE-Mom or ICE-Bob, as an example, for more than one contact.

Moving in? Moving  
Out??

Need a Welcome Packet??

**Call Bookkeeper -  
Nancy Brewer @  
503-642-0970**

### CROPTOBERFEST

Sunday—Sept 24— noon to 5

\$10 per person

Gifts for coming, door prizes & light refreshments.  
Room for 8-12 people, make your reservations early,  
ages 16+

Elisa Buckley @ 503-591-7670



# CROSS CREEK TIMES

Volume#31, issue 09

SEPTEMBER 2005

Covenants, By-Laws, Meeting minutes, Forms, Property Standards Info, Cross Creek Times and other items of interest to homeowners are available in the Cross Creek Home Owners Association web site.

[www.crosscreekhoa.org](http://www.crosscreekhoa.org)

## Board Members

### *President*

Rich Redeker  
503-848-5949

[President@CrossCreekHOA.org](mailto:President@CrossCreekHOA.org)

### *Vice President.*

Laura Winters  
503-268-1604

[VP@CrossCreekHOA.org](mailto:VP@CrossCreekHOA.org)

### *Property Stds.*

Brent Brewer  
503-642-0970

[PropStandards@CrossCreekHOA.org](mailto:PropStandards@CrossCreekHOA.org)

### *Treasurer*

[Treasurer@CrossCreekHOA.org](mailto:Treasurer@CrossCreekHOA.org)  
*OPEN*

### *Maintenance/Insurance*

Leo Horst

503-642-7559

[Maint@CrossCreekHOA.org](mailto:Maint@CrossCreekHOA.org)

### *Maintenance/Pool*

Bill Martin

503-649-9687

[Pool@CrossCreekHOA.org](mailto:Pool@CrossCreekHOA.org)

### *Rec. Center*

Linda Osmon  
503-649-6083

[RecCenter@CrossCreekHOA.org](mailto:RecCenter@CrossCreekHOA.org)

### *RV Lot*

Carolyn Patrick  
503-642-3387

[RVlot@CrossCreekHOA.org](mailto:RVlot@CrossCreekHOA.org)

LOCK  
COMBINATION  
FOR  
September

## ASSOCIATION BOARD NOTES

### Highlights from Board Meeting of September 08, 2005

**Old Business:** Locking mailboxes, rebate will be discontinued at the end of the month. Various ideas were discussed to encourage homeowners/residents to install locking mailboxes. With identity theft running rampant, it is really important to protect yourself as much as possible, locking mailboxes being one way

**Treasurer:** Christa Short gave her resignation due to their family is moving out of the area. Christa has been able, along with a finance committee, to put together an annual budget. We are just maintaining at this time. Without volunteer help, we couldn't even do what we do now. We are able to set up reserves now. Christa created a spread sheet of projects that need to be done with an estimated cost. Then what the board needs to do is to prioritize and save toward it.

**Board and staff offer a huge thanks to Christa for all her help during the past 8 months and for creating a budget.** We will need to locate a new board member.

**Neighborhood Watch:** Marilyn reports two reported sets of vandalism in our area, to cars. One involved eggs thrown and the other was tail lights broken out. These were both in the area of Rosa Rd & Wright St.

Marilyn would like to have Washington Co sheriff's office come out and present a methamphetamine movie so we are all aware of what is involved. She would like to do this in conjunction with a fund raiser or "buddy bear" kind of opportunity to help out the sheriff's office. Officer's present stuffed animals to children who have been involved in many different types of incidents. She also would like to use the hot dogs left from the National Night Out, kind of a movie/hot dog night and will coordinate a date with Elisa.

**Maintenance:** Leo requested that Lee review what he has done in the last month: Lee & Ron installed 6x6 boards and spread cedar chips around the swing set at snail park: Removed trees at 209<sup>th</sup> & Rosa Rd. Lee said that in phase three, trees need to come down. Shep is doing that on Wednesday with help. Lee also mentioned one of the bridges need "rip-rap" and that a homeowner is donating brick from a project at their house for him to use.

Leo is trying to get an estimate for roofing the rec ctr. He did receive a verbal estimate of \$6,347 but hasn't received a written estimate yet from New Home Source in Lake Oswego.

Lee also mentioned that the furnace for the pool needs to be refurbished, there was a gas leak outside, gas co fixed. But it still needs a good cleaning etc.

*The meeting minutes in their entirety will be on the CCHOA website once approved at the regular monthly meeting in October.*

## Staff Members

Book Keeper	Nancy Brewer	503-642-0970	<a href="mailto:Bookkeeper@CrossCreekHOA.org">Bookkeeper@CrossCreekHOA.org</a>
Secretary	Pat Mazzocco	503-649-0840	<a href="mailto:Secretary@CrossCreekHOA.org">Secretary@CrossCreekHOA.org</a>
Rec. Center Rental	Elisa Buckley	503-591-7670	<a href="mailto:RCRental@CrossCreekHOA.org">RCRental@CrossCreekHOA.org</a>
Neighborhood Watch	Marilyn MacIntosh	503-649-4116	<a href="mailto:CCnWatch@CrossCreekHOA.org">CCnWatch@CrossCreekHOA.org</a>
Cross Creek Times Ed.	Pat Mazzocco	503-649-0840	<a href="mailto:TimesEditor@CrossCreekHOA.org">TimesEditor@CrossCreekHOA.org</a>
Maintenance	Lee Hoodenpyle	503-649-8625	<a href="mailto:MaintStf@CrossCreekHOA.org">MaintStf@CrossCreekHOA.org</a>



**Next Association Meeting Thursday Oct. 13, 2005  
7:00 p.m.**

Refreshments will be served. We encourage everyone to attend the monthly Board Meetings and to be an involved homeowner/resident.

**CROSS CREEK  
SERVICE DIRECTORY**

**COOKIE LEE JEWELRY**

Beautiful, unique & affordable

Call Staci 503-642-2417

To book a show, fundraiser or to  
request a new catalog

**Creative Memories**

Photo preservation & organization,  
classes & supplies

Call Elisa Buckley @  
503-705-1405

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(evenings & weekends)

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503-642-0970 or

e-mail at

pcsupport@bbdataservices.com

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ASE Certified Master Technician for  
your auto service & maintenance  
needs. Also repairs rips or stains to  
your interior! Please call for an

appointment

503-577-7316

Moving in, moving  
out???

Please call bookkeeper

Nancy Brewer

**Homeowners/Renters**

New to Cross Creek??

Call Elisa Buckley @

503-705-1405

to receive your welcome packet  
or to rent the  
facility.

**Upcoming covenants vote**

**REMINDER**

Please remember your ballot needs to be returned by  
October 13. The last Question and Answer meeting will  
be held Monday, Oct 10 @ 7:00pm at the Rec Center.

**HOLIDAY BAZAAR**

The 2005 Cross Creek Holiday Bazaar will be held on Saturday October 29th from 9am-4pm. We are still in need of vendors of all types. Due to space restrictions, each vendor on the main floor will only be allowed one banquet table (or equivalent space) for a fee of \$10.00. The upstairs will be open and available also. Looking for people with foodhandler's permits to serve refreshments! If you are interested in participating and want more details, call Elisa at 503-705-1405.



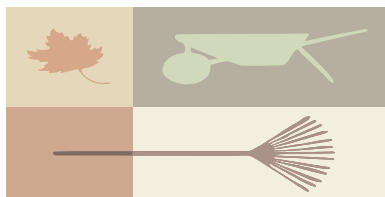
**CROPTOBERFEST!!!**

An all-day **scrapbooking work-  
shop**- come work on your photo al-  
bums, baby books, or just use the  
time to sort and organize photo-  
graphs! Saturday October 22nd  
from 10am to 8pm. Advance regis-  
tration recommended but drop-ins  
are welcome

More info available at

[www.creativememories.com/ebuckley](http://www.creativememories.com/ebuckley)

or call Elisa @ 503-705-1405



**Movie night**

Looking for parents to help co-  
ordinate Family Movie Nights!!  
Hoping to hold these on Friday  
nights over the Fall/Winter

We need use of a DVD player as  
well as parent participation for set  
up and clean up.

If you can help or loan a DVD  
player, please give Elisa Buckley a  
call.

503-705-1405 or send an email to  
[buckleyje@ispwest.com](mailto:buckleyje@ispwest.com)

Marilyn from Neighborhood  
watch will be coordinating a film  
to be presented by the Washington  
County sheriff's office to help in-  
form us of the dangers of meth.  
watch for the announcement of a  
date and time.



**NEEDED**

The board of directors has an  
immediate need for a treasurer.

Interested??

Give Rich Redeker a call

503-848-5949 or attend the next  
board meeting.

**WASHINGTON  
COUNTY  
NON-EMERGENCY  
DISPATCH**

**503-629-0111**





# CROSS CREEK TIMES

Volume#32 issue 10

October 2006

## ASSOCIATION BOARD NOTES

### Board Members

#### *President*

Laura Winters  
503-268-1604

President@CrossCreekHOA.org

#### *Vice President.*

Brent Brewer  
503-642-0970

VP@CrossCreekHOA.org

#### *Property Stds.*

Bill Miller  
503-649-9484

PropStandards@CrossCreekHOA.org

#### *Treasurer*

Rich Redeker  
503-848-5949

Treasurer@CrossCreekHOA.org

#### *Maintenance*

Bill Miller  
503-649-9484

Maint@CrossCreekHOA.org

#### *Pool/Insurance*

Leo Horst  
642-7559

Pool@CrossCreekHOA.org

#### *Rec. Center*

Linda Osmon  
503-649-6083

RecCenter@CrossCreekHOA.org

#### *RV Lot*

JoAnn Williams  
503-848-3977

RVlot@CrossCreekHOA.org

Meeting of  
October 12, 2006

Homeowner comments: This months comments included various complaints about properties that have obvious violations and questioned whether letters were being sent to them or were we aware of those properties violations.

**Collection Service:** Vial Fotheringham LLP collects past due assessments/dues for a one-time set up fee of \$250. They will mail notices to the debtor, records a lien if necessary and works with debtor to set up a payment plan. Do we want the association to pursue this avenue? Much discussion was heard regarding this issue and the decision was made to look at some other services to be sure the fee is reasonable and just be sure this is the service that would best serve Cross Creek.

**Property Standards:** There are areas, especially on Rosa Rd, where "grass" is growing behind the fences and several complaints are heard regularly about how unsightly those areas are. They are not common areas, they are private property. How do we enforce keeping those areas pleasing to the eye? Bill Miller will draft a letter to homeowners involved in this regarding options that are available to them. This is not an issue of lawn not being mowed but of weeds not being controlled, mowed, etc.

**Meeting Minutes format:** Board meeting minutes are a public/legal record of board action, which should accurately & succinctly reflect the actions taken by the board. For example, it is not necessary to list the members of the board who voted for or against a particular item or even discussion leading up to the vote. A sub-committee is being formed to look at the best way to present minutes in an accurate but succinct manner.

**Maintenance:** The decision was made to purchase a new tractor with an expenditure of up to \$4,000. The old tractor will be sold with homeowners being given first chance to purchase it. The tractor will be listed at \$500 as is and interested parties should contact Bill Miller.

**Neighborhood Watch:** Marilyn reports that a home was broken into on Avon Court with guns and video tapes being taken. Please remember if you have a key pad for use on your garage, your prints may leave a pattern. You may want to change your key numbers on a regular basis to keep from leaving a regular pattern of worn or dirty numbers letting others know what your access numbers are.

Rec Center: An evening of holiday shopping is being planned for November 18 at the Rec Center.. Elisa is looking for vendors.

*The above is a brief synopsis of the minutes for October, 2006. The minutes can be read in their entirety, once approved at the next regular monthly board meeting in November. They will be posted on the Cross Creek Homeowner's Web site —*

Visit our web site : [www. Crosscreekhoa.org](http://www.Crosscreekhoa.org)

LOCK  
COMBINATION  
FOR  
Oct/Nov

### Staff Members

Book Keeper	Nancy Brewer	503-642-0970	Bookkeeper@CrossCreekHOA.org
Secretary	Pat Mazzocco	503-649-0840	Secretary@CrossCreekHOA.org
Rec. Center Rental	Elisa Buckley	503-591-7670	RCRental@CrossCreekHOA.org
Neighborhood Watch	Marilyn MacIntosh	503-649-4116	CCnWatch@CrossCreekHOA.org
Cross Creek Times Ed.	Pat Mazzocco	503-649-0840	TimesEditor@CrossCreekHOA.org
Maintenance	Lee Hoodenpyle	503-649-8625	MaintStf@CrossCreekHOA.org



## Next Association Meeting Thursday November 09, 2006

7:00 p.m.

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

## CROSS CREEK SERVICE DIRECTORY

### Handyman

Bill Miller—503-649-9484

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Jessica Miller~ 503-649-9484

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MyAvonLady@KidzandThings.com

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[jmill9484.avonrepresentative.com](http://jmill9484.avonrepresentative.com)  
Your Neighborhood Avon Lady

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& photo storage solutions  
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Or e-mail at  
[pcsupport@bbdataservices.com](mailto:pcsupport@bbdataservices.com)

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Moving in? Moving Out??  
Need a Welcome Packet??

Call Bookkeeper -  
Nancy Brewer @  
503-642-0970

### Curbside Leaf Pickup Schedule.

- |                                 |                                    |
|---------------------------------|------------------------------------|
| 1. Leaves & pine needles only   | 4 Remove BB hoops or obstructions  |
| 2. At least 18" from the curb   | 5 Do not block mailboxes           |
| 3. Move vehicles off the street | 6 Keep piles less than 3 feet deep |

Week of November 6th, week of November 20, week of December 4th  
Please have your leaves ready early in the week. They will pick up once during the week.  
Questions? Call the Leaf Line @ 503-547-8116



## HOLIDAY SHOPPING At the RECREATION CENTER Friday November 17th 6:30-9:30 pm

Start your holiday shopping and idea gathering right here in your own neighborhood!

Vendors include: Cookie Lee Jewelry, Creative Memories, Avon, Mary Kay, Southern Living at Home, PartyLite, Pampered Chef and Pendleton Blankets. (some of the vendors tell us they will be offering discounts and special buys)  
There will even be a Massage Therapist available!

Check it out, join us & treat yourself to an enjoyable shopping experience with your neighbors and friends.

Questions? Call Elisa Buckley @ 503-591-7670

### Rec Center Dates

**Property Standards** meets the 1st Thursday of each month.

**Homeowner Monthly meeting** is always the 2nd Thurs of each month.

**Garden Club** meets 3rd Thursday, free, open to all.

**Bunco** is held the last Thursday of each month, \$5—open to all.

**Condo** association meetings are the last Wed of each month.

## REMINDER

Political signs are not allowed in our yards—per covenants.. Support your candidate or issues, but not with signs in your yard.

## TRACTOR FOR SALE

The Cross Creek tractor/mower is for sale.

The tractor/mower is a Scotts, model 2046H, 20 horse-power, 3 blade with a 46" deck.

Price? \$500 as is.

Please call Bill Miller at 503-649-9484 for more detail or to make an offer.





# CROSS CREEK TIMES

Volume#32 issue 11

November 2006

## ASSOCIATION BOARD NOTES

### Board Members

*President*

Laura Winters  
503-268-1604

President@CrossCreekHOA.org

*Vice President.*

Brent Brewer  
503-642-0970

VP@CrossCreekHOA.org

*Property Stds.*

Bill Miller  
503-649-9484

PropStandards@CrossCreekHOA.org

*Treasurer*

Rich Redeker  
503-848-5949

Treasurer@CrossCreekHOA.org

*Maintenance*

Bill Miller  
503-649-9484

Meeting of  
November 09, 2006

The regular monthly meeting was called to order by VP Brent Brewer.

Board Members Present: Brent, Rich, JoAnn, Linda, and Leo

Board members Absent: Laura Winters

Quorum present.

Homeowner comments: This months comments included various complaints about signs in or outside homes. The only signs allowed in Cross Creek are for sale or garage sale signs.

**Found:** Homeowner found some jewelry in the street, a ring and bracelet. Andy Vigil will take phone calls at 503-642-3114 hoping someone will be able to identify them.

**Collection Service:** The sub-committee recommended a postponement in making a decision while more work is being reviewed with the covenants.

**Property Standards:** The property standards committee has been meeting regularly and has published a list of property standards reminders to be sent out with the Times as a friendly reminder to all of what is expected. All points in the list of reminders have been in existence in the covenants and or by laws. They will be



Bill Miller  
503-649-9484  
Maint@CrossCreekHOA.org

Pool/Insurance  
Leo Horst  
642-7559  
Pool@CrossCreekHOA.org

Rec. Center  
Linda Osmon  
503-649-6083  
RecCenter@CrossCreekHOA.org

RV Lot  
JoAnn Williams  
503-848-3977  
RVlot@CrossCreekHOA.org

LOCK  
COMBINATION  
FOR  
Nov/Dec

the Times as a friendly reminder to all of what is expected. All points in the list of reminders have been in existence in the covenants and or by –laws. They will be sent out with the Times in an effort to remind everyone in our community of what some of the more common day-to-day responsibilities we assume as residents.

**Meeting Minutes format:** The sub-committee recommended content of meetings be limited to what attorneys recommend. A motion was made that the Board adhere to recommendations made by attorneys, seconded & passed unanimously.

**Maintenance:** New tractor was purchased and the old one is for sale. There were no response to for sale ad in Times, so an ad will be placed on Craig's list.

**Neighborhood Watch:** Marilyn reports that a car was vandalized on Avon Court and there were reports of pumpkins thrown around the tennis courts on 203rd. In response to a request to look into any new guidelines for noise ordinance, Marilyn reports there are no changes.

**Rec Center:** The Rec Center now has a new vacuum cleaner and the Rec Ctr is being rented for private Holiday events.

The above is a brief synopsis of the minutes for November, 2006. The minutes can be read in their entirety, once approved at the next regular monthly board meeting in December. They will be posted on the Cross Creek Homeowner's Web site —

Visit our web site : **www. Crosscreekhoa.org**

### Staff Members

Book Keeper	Nancy Brewer	503-642-0970	Bookkeeper@CrossCreekHOA.org
Secretary	Pat Mazzocco	503-649-0840	Secretary@CrossCreekHOA.org
Rec. Center Rental	Elisa Buckley	503-591-7670	RCRental@CrossCreekHOA.org
Neighborhood Watch	Marilyn MacIntosh	503-649-4116	CCnWatch@CrossCreekHOA.org
Cross Creek Times Ed.	Pat Mazzocco	503-649-0840	TimesEditor@CrossCreekHOA.org
Maintenance	Lee Hoodenpyle	503-649-8625	MaintStf@CrossCreekHOA.org



**Next Association Meeting Thursday December 14, 2006  
7:00 p.m.**

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

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DIRECTORY**

Handyman

Bill Miller—503-649-9484

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MyAvonLady@KidzandThings.com

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Your Neighborhood Avon Lady

**CREATIVE MEMORIES**

Album making classes, supplies  
& photo storage solutions

**Curbside Leaf Pickup Schedule.**

- |   |                                   |
|---|-----------------------------------|
| 1. Leaves & pine needles only                       | 4 Remove BB hoops or obstructions |
| 2. At least 18" from the curb                       | 5 Do not block mailboxes          |
| 3. Move vehicles off the street<br>than 3 feet deep | 6 Keep piles less                 |

One more week of pick up, week of December 4th  
Please have your leaves ready early in the week. They  
will pick up **once** during the week.

Questions? Call the Leaf Line @ 503-547-8116



**Property Standards Committee**



Attached is a copy of the summary of Property Standards.  
Please review it and keep it available for quick reference.

If you have specific questions, comments or concerns please feel  
free to address those at the December Property Standards or  
Board meetings.

This is a summary of the standards by which Notices and fines  
will be sent and assessed. Please take the opportunity to review



& photo storage solutions  
Call Elisa Buckley @  
503-705-1405 or visit  
[www.mycmsite.com/elisa](http://www.mycmsite.com/elisa).

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Moving in? Moving Out??  
Need a Welcome Packet??

**Call Bookkeeper -**  
**Nancy Brewer @**  
**503-642-0970**

This is a summary of the standards by which Notices and fines will be sent and assessed. Please take the opportunity to review them and bring your property up to standards before notices are required.

We want to work together as a community and would prefer to avoid fines and notices altogether.  
**Communication is the key.**

If you are unable to maintain standards due to extenuating or temporary circumstances please contact Property Standards before a notice is required.

**Thanks for your cooperation!**

#### Rec Center Dates

**Property Standards** meets the 1st Thursday of each month.

**Homeowner Monthly meeting** is always the 2nd Thurs of each month.

**Garden Club** meets 3rd Thursday, free, open to all.

**Bunco** is held the last Thursday of each month, \$5—open to all.

**Condo** association meetings are the last Wed of each month.

## FOUND

Jewelry, a ring and bracelet were found in Cross Creek. Please call Andy Vigil @ 503-642-3114 to identify and claim.





# CROSS CREEK TIMES

Volume#32 issue 12

Dec 2006/Jan 2007

## ASSOCIATION BOARD NOTES

### Board Members

*President*

Brent Brewer  
503-642-0970

President@CrossCreekHOA.org

*Vice President.*

Laura Winters  
503-268-1604

VP@CrossCreekHOA.org

*Property Stds.*

Bill Miller  
503-649-9484

PropStandards@CrossCreekHOA.org

*Treasurer*

Rich Redeker  
503-848-5949

Treasurer@CrossCreekHOA.org

*Maintenance*

Bill Miller  
503-649-9484

Meeting of  
Dec 14, 2006

The regular monthly meeting was called to order by Laura Winters.

Board Members Present: Rich, Laura, Leo

Board members Absent: Brent, Bill, JoAnn, Linda

No quorum present, inclement weather noted.

Without a quorum present, the board was unable to make any motions including approving the previous month's minutes.

Laura read a letter of resignation from the office of President but is maintaining a board position.

Treasurer's Report:

Checking: \$9,260.03

Savings: \$19,442.67 (\$16.25 interest)

Special Assessment: \$41,419.33 (\$92.41 interest)

Meeting adjourned 7:35

### Special Meeting of Dec. 28, 2006

Board Members Present: Laura, Brent, Linda, Rich, Bill, JoAnn, Leo

Bill Miller  
503-649-9484  
Maint@CrossCreekHOA.org

Pool/Insurance  
Leo Horst  
642-7559  
Pool@CrossCreekHOA.org

Rec. Center  
Linda Osmon  
503-649-6083  
RecCenter@CrossCreekHOA.org

RV Lot  
JoAnn Williams  
503-848-3977  
RVlot@CrossCreekHOA.org

LOCK  
COMBINATION  
FOR  
Jan/Feb

Board Members Present: Laura, Brent, Linda, Rich,Bill,Joann,Leo  
Quorum present

The purpose of this special meeting was:

1. To elect a new President due to the resignation of Laura Winters from her position as president. She will maintain a board position.
2. Motion to file the development by laws, which have never been filed
3. Filing restated declaration with amendments that homeowners have voted in.

Motions were made and votes taken, electing Brent Brewer to the position of President and Laura Winters will take the position of Vice President.

Motion were made to file the bylaws with Washington County. The original bylaws were never filed with the county. The bylaws should apply to all four phases even though the phases were filed separately. Passed unanimously.

Motion was made to filing amendments to the restated declaration that have previously been approved by homeowners, which include the three dues increases in 1987,1993 and 2006 and the condo increase. Passed unanimously

. The above is a brief synopsis of the minutes for December, 2006. The minutes can be read in their entirety, once approved at the next regular monthly board meeting in January. They will be posted on the Cross Creek Homeowner's Web site —

**Crosscreekhoa.org**

### Staff Members

Book Keeper	Nancy Brewer	503-642-0970	Bookkeeper@CrossCreekHOA.org
Secretary	Pat Mazzocco	503-649-0840	Secretary@CrossCreekHOA.org
Rec. Center Rental	Elisa Buckley	503-591-7670	RCRental@CrossCreekHOA.org
Neighborhood Watch	Marilyn MacIntosh	503-649-4116	CCnWatch@CrossCreekHOA.org
Cross Creek Times Ed.	Pat Mazzocco	503-649-0840	TimesEditor@CrossCreekHOA.org
Maintenance	Lee Hoodenpyle	503-649-8625	MaintStf@CrossCreekHOA.org



**Next Association Meeting Thursday February 08, 2007  
7:00 p.m.**

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

**CROSS CREEK SERVICE  
DIRECTORY**

Handyman

Bill Miller—503-649-9484

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**CREATIVE MEMORIES**

Album making classes, supplies  
& photo storage solutions

*Board Meeting Minutes for Jan 11, 2007*

*Board members present: Brent, Rich, Leo, Bill, JoAnn and Linda  
Quorum present*

*November and December minutes were approved as written.*

*Homeowner comments: no issues*

**Old Business:** *Motion was made to move forward with referring collections issues to attorney. Research has been done to determine if other options or businesses were appropriate. Research concluded that the attorney firm of Vial Fotheringham, "Cash Flow Enhancement Program" would best suit our needs. Motion also included that we have developed procedures prior to a contract being accepted from attorney., 2nd was made and motions passed unanimously.*

*Homeowner checked into the ADA ramps in our area which had been discussed several times. He reports that Washington Co has nothing new to report, only that they are in the 2007 budgetary considerations.*

*CC&R committee will be meeting within the next two weeks.*

*Bookkeeper: Homeowner reimbursed \$150 for installing locking mailboxes on his cul-de-sac. His area was one where stanchions needed to be replaced. Nancy would like to disburse with profit & loss statement, since we are a non-profit. She would like to create an income & expense chart instead. For the check detail report Rich will work with Nancy to simplify*



& photo storage solutions  
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503-705-1405 or visit  
[www.mycmsite.com/elisa](http://www.mycmsite.com/elisa).

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Need a Welcome Packet??

**Call Bookkeeper -**  
**Nancy Brewer @**  
**503-642-0970**

are a non-profit. She would like to create a income & expense chart instead. For the check detail report, Rich will work with Nancy to simplify.

Treas: Checking; \$6,170.66: Svgs; \$19,468.07 (\$25.40 interest)  
Special Assessment; \$41,523.60 (\$104.27 interest)

RV Lot: The "mystery boat" is still in the RV Lot. Owner will be sent a registered letter stating that the boat will be towed—14 days after receipt of the letter. Six people are still on the waiting list for a regular spot and four for a 35' & over spot. JoAnn does have a resource for folks who need storage for a longer unit. Please give her a call if you need that type of storage.

Please call the Times editor if you would like to list your name for a summer job—lawn care, dog sitting etc.

Also if you have something to buy or sell or even trade. There is



Rec Center Dates  
**Property Standards** meets the 1st Thursday of each month.

**Homeowner Monthly meeting** is always the 2nd Thurs of each month.

**Garden Club** meets 3rd Thursday, free, open to all.

**Bunco** is held the last Thursday of each month, \$5—open to all.

**Condo** association meetings are the last Wed of each month.

The Rec Center is no longer renting out the tables and chairs.

However, if you would like to purchase one of the old banquet tables for \$5—give Brent or Nancy Brewer a call.