

Cross Creek Times



Issue 1 of 2

2017

The Cross Creek Times has changed! The BOD has decided to start hand-delivery of the Times once again, with bi-annual issues. This is the first year we will issue the Times in this manner. Included are the list of board members, reports from said board members, a service directory and articles from our neighborhood realtor, Elisa Buckley. The Times will still be posted on the HOA website at crosscreekhoa.org. The service directory is also on the HOA website at <http://crosscreekhoa.org/about-cross-creek-homeowners-association-cchoa/neighborhood-service-directory> For any HOA news in between the Times issues, please consult the website regularly.

BOARD OF DIRECTORS

President: Jason Mastrantonio
Home: 503-356-9715
Cell: 503-209-9113
pres@crosscreekhoa.org

Vice President: Jim Buckley
503-333-7242
vicepres@crosscreekhoa.org

Treasurer: Kelli Smyth
503-848-0154
treas@crosscreekhoa.org

Property Standards: Richard Gorton
503-706-2994
propstand@crosscreekhoa.org

Maintenance & Pool: Ted Smyth
503-515-2643
maint@crosscreekhoa.org

Rec. Center & RV Lot: Mike Roach
503-828-7696
rc@crosscreekhoa.org
rv@crosscreekhoa.org

Secretary: Steve Keller
Home: 503-805-1471
sec@crosscreekhoa.org

CROSS CREEK WEBSITE

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email: webmstr@crosscreekhoa.org

STAFF MEMBERS

Bookkeeper: Nancy Brewer
ccbookkeeper@crosscreekhoa.org

CC Times Editor: Nancy Brewer
503-310-3274
cctimeseditor@crosscreekhoa.org

COMMITTEE CHAIRS

Maintenance Committee: Ted Smyth

Finance Committee:
We need a volunteer or two, preferably with financial background(s).

*****ADDITIONAL CONTACT INFORMATION*****

Association Emergency:

Jason Mastrantonio 503-356-9715 (home)
503-209-9113 (cell)

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

Board Reports

President—Jason Mastrantonio

Neighbors,

Cross Creek is a great place to live! We live in one of the few neighborhoods that offer green space, walking paths, tennis and basketball courts, a rec center and a pool. All of these things are offered to all owners with very low HOA dues.

Change is in the air!

You may have already noticed that the Rec Center is in the process of a major overhaul. This spring our Rec Center will have many new studs, a lot of new sheeting, a vapor barrier house wrap, and ALL NEW SIDING. There will also be new doors and many new windows. It is going to look great!

Today, our pool is fully functional and ready for summer.

While the HOA board is far from perfect, it so great to see 7 people working together without personal agendas. The meetings often involve smiles and laughter as well as addressing the issues at hand and fixing them. Perfect? No... but we're getting things done. I want to thank Ted Smyth who has spent hours and hours of his free time helping our neighborhood. Thank you, Ted.

All of this adds value and community to our homes today and tomorrow! Let's keep it up!

The HOA itself is going to look great this spring. Now, it's your turn to make sure your house and yards are looking good. We will be addressing this aggressively this spring. Thank you in advance to all our neighbors that take good care of your house, yards and vehicles.

I hope you and your family have a safe and blessed 2017.

Jason Mastrantonio

Rec. Center & RV Lot—Mike Roach

Hello One and All,

I would like to recap a few of the activities that have been happening in my capacity for the board and homeowners.

Since April of last year we have had 24 Rec. Center rentals and a great year at the pool, with two extended weeks of weekend operation.

I want to thank the rest of the board and all of the homeowners and renters who volunteered for their efforts at getting the pool ready for annual summer use and keeping it running smoothly.

This year, the Rec. Center is getting a long overdue "facelift " and it is starting to look great. Thank you, Ted, for all your long hours and hard work in facilitating this repair and upgrade.

The RV Lot has had a large turn over of tenants and those on the waiting list and is now full with an updated waiting list. As a reminder, due to limited space in the RV Lot, only 1 space may be rented by a homeowner or lot.

With the help of Ted and some of the RV lot renters we have made improvements in the overall condition of the lot itself.

Thank you all and I was glad to be of service to you.

Michael Roach

Board Reports (cont.)

Vice President—James Buckley

Volunteer Community Chair:

We need your help so I'm calling on our community of homeowners to get involved and help us improve our community. We are looking for an outgoing individual with the spirit of community to organize and chair a Community Volunteer group under the guidance of the vice president. The goal of this position is to engage the community, foster community spirit and call the neighborhood to action to make our neighborhood great. If you are ready to get involved and would like to make a difference in the community you live in, please contact Jim Buckley at 503-333-7242

Vice Presidents Ramblings:

I have lived in the neighborhood for 20 plus years and 2016 was the first year I decided to get involved with our community. My goal was to help shape the direction of our community as we move into the years to come. My focus is to protect what I believe (and think that most of us would agree) is our most valuable asset: the value of our homes. When I joined the board it didn't take long to figure out that I was involved with an entirely new group of board members and we are working toward a common goal, to ensure our neighborhood is the neighborhood home buyers want to buy in. With that, as with any diverse group of individuals, we do not always agree on everything, but I'm proud to say that each and every time we have worked together amicably to discuss the topic, agree on a common direction, and work towards making it happen.

Vice Presidents Report:

I'm excited about 2017 and the opening of one of our most coveted neighborhood assets, the pool. This year marks, approximately, the 41st consecutive year we have opened. This year the opening is tentatively scheduled for June 24th and I look forward to seeing everyone there. This year I'm excited to say that we have many of our experienced lifeguards returning. We also have several neighborhood families with young adults now reaching the age to become a certified lifeguard and we are hoping they will join our team. As the board member responsible for the lifeguards, I really focus on investing in the young adults growing up in our community and their development as they become adults. Please give me a call at 503-333-7242 if you (or anyone age 15+) has any interest in learning about becoming a lifeguard.

Swimming Lesson:

We are looking for certified swim instructors to facilitate swimming lessons. If you know anyone interested in joining our team please have them call Jim Buckley at 503-333-7242

Thanks,
Jim

Board Reports (cont.)

Treasurer—Kelli Smyth

It took about 12 years and a concern over the condition of the pool before I started to attend HOA meetings. My children were frequent users of the pool and I certainly considered it a vital part of our neighborhood. Soon I was participating as an interim secretary and then voted on to the Board and assigned the position treasurer.

Firstly, let me say THANK YOU to the past residents who have held this post. It is by no means a seasonal position as there are constant demands year round. It is safe to say that I had absolutely no idea how much was involved and I am constantly thankful for previous treasurer, Kim Colvin, for answering my clarifying questions well past her term on the Board.

In this position, I have the benefit of being notified by title companies when one of our homes has a new owner. The number of homes that have sold in the past 8 months is amazing! This simply enforces the fact that our neighborhood is highly desirable and that benefits all of us.

There are a few things that I would like to see happen as I move forward with more comfort in this role.

1. Electronic payments: As of now, we are not set up to receive any type of electronic payments. Check and cash are the only forms of payment we currently accept. With each month of working with QuickBooks, I am becoming more familiar with its functions and will research what options we have.
2. Monthly payment: YES! Please entertain this option! For those of you who use automatic bill pay from your bank, it would be an easy set up. For example, a monthly payment of \$60.00 (June-Nov) would be a simple way to cover the \$360.00 and have it paid in full before the November 15 due date.
3. Not necessarily treasurer related: I would LOVE to see the Rec. Center offer more group social functions. Pot Lucks, holiday open houses, game nights, etc. This is an excellent space and is really the heart of our neighborhood. Our residents have the most spectacular range of experience, from those who moved in when their houses were first built to those who are just purchasing their first home, we are lucky to have them all in one place. Getting everyone together would be the best thing we could do to grow the pride in our neighborhood!

Thanks,
Kelli

Board Reports (cont.)

Maintenance—Ted Smyth

Maintenance

It has been a busy year so far for the Cross Creek Maintenance Chair. At the rec center, we have had to replace the water heater and the (26 year old) furnace, and hiring an exterminator to help keep the ant population out of the building.

Outside we have been equally busy; cutting down trees and cleaning up. Last summer we cut down five trees at the snail park and limbed several others, we stained two of the three bridges with one still to do this spring, 'No Man's Land' was cut and cleared and hopefully scared off what might have been squatters. Most of that work was done with volunteers. THANK YOU TO THOSE WHO HELPED! For those who have contacted me to be on the volunteer notification list, I have not forgotten about your willingness to help. The weather dictates a lot of what we are able to accomplish and I'm sure once the sun is out more, the notifications for projects will start adding up.

You may have noticed an improvement in appearance in our common areas. NLS Landscaping was terminated and has been replaced with A & J Landscaping (they maintain Deline HOA). It was an immediate improvement! Once we are past the clean-up stage, it will really look amazing. The owner actually walked the entire neighborhood with me (on more than one occasion) and we discussed the concerns and plans for the upkeep of our common areas.

This year's big project is the Rec Center. We are replacing the siding, exterior doors, fixing dry rot, replacing/removing exterior doors, and making some serious damage repairs. Our contractor is Stott's Construction and so far we are completely impressed. They have a clear plan of what we're looking for and are keeping us informed as they make progress. Our goal is to have it complete (painting also—weather permitting) before the annual meeting in April.

As weather (hopefully) improves sooner than later, there will be some projects on the horizon: A new deck at the pool, removing some leftover brush from 'No-Man's Land', bark chips at the play parks, adding gravel/bark dust between the court fence and walk path by the rec center (to reduce mud), staining the remaining bridge—just to name a few. Anyone who is interested in possibly being notified when these things are planned, please contact me. If you already have, THANK YOU! I will send out notices with as much lead time as possible!

Thank you,
Ted

Board Reports (cont.)

Property Standards—Richard Gorton

The board wishes to introduce Richard Gorton as the new Property Standards board member as of the February 9, 2017 board meeting. His information is already on the website, plus on the first page of this issue of the Times.

Richard is a 30 year homeowner/resident of Cross Creek HOA being the 2nd owner of his home and has some ideas about enforcing the Property Standards he will share with us at a later date.

As a reminder, fill out and submit a PIP (Property Improvement Proposal) if you wish to make any substantial exterior changes to your house or property such as different color paint, installation of a shed, roofing or driveway changes. Also take into consideration that any changes in the size of a driveway apron will require a Washington County permit.

Secretary—Steve Keller

Greetings from your Secretary

Hello Cross Creek Homeowners. My name is Steve Keller and I have been your HOA board secretary this year, (April 2016-Present).

As the secretary, I am responsible for taking the Board monthly meeting minutes.

(As an HOA participant, you are always welcome to attend our monthly meeting.

2nd Thursday of each month at 7:00pm at the Rec. Center.)

If you are ever interested in knowing what the Board is up to and can not attend the meetings, go to the Cross Creek website and look for the minutes from the most recent meeting. In fact, you can look up minutes from previous months

going back several years. This information is provided to keep our community informed of Board activities. This may also help to encourage you to look for ways you may be able to assist the Board in future endeavors. Volunteerism is one avenue the Board strives to use to help contain costs in managing our HOA.

Another responsibility I have undertaken this year, is to provide welcome information packets to homeowners new to Cross Creek HOA. This allows newcomers to feel part of this great community.

I look forward to another productive year as secretary and hopefully to meet you at one of our future meetings or community events.

Steve Keller

Elisa Buckley

HOUSING MARKET UPDATE

We have had several recent sales in our neighborhood which always leads people to ask, "How's the housing market? And how do Cross Creek homes compare to the other neighborhoods around us?" Normally the housing market slows over the winter months, but that hasn't been the case this winter. Buyer demand is still high and home values are continuing to increase. Looking outside of our neighborhood (at homes of similar age) there has been a lot of activity over the past 4 months (November-now). Homes outside of Cross Creek sold for an average price of \$314,000 while homes in Cross Creek sold for an average price of \$331,000. The average days on market is also dramatically different- outside of Cross Creek homes took 28 days to sell, while in Cross Creek it was just 6 days. Our neighborhood amenities (pool, rec center, tennis courts, basketball courts, playgrounds, walking paths) definitely add value to our homes. We have already had 4 sales in Cross Creek this year- the average sales price is now \$334,000 with an average days on market of 5. Most of these homes also received multiple offers. So how's the market doing? It's hot- and Cross Creek values are thriving. There's no sign of slowing and if you want a personalized home valuation to learn what your home could sell for in today's market, please contact me! I'm living and working in OUR neighborhood.

Elisa Buckley | Broker | RE/MAX equity group | 503-705-1405 | www.elisabuckley.com

SOUTH HILLSBORO DEVELOPMENT

Construction on the new infrastructure for the South Hillsboro development has already begun! You may have noticed all the road work up at Cornelius Pass road and TV Highway. The first phase is to extend Cornelius Pass Road south into the field - where it will connect to Blanton Street- which will cross 209th and head west. Once open, this will provide us an optional route to get home from Fred Meyer! Home construction is scheduled to begin as early as this year and it will take years for the entire development to be completed. The long term plan will take Cornelius Pass Road all the way to Rosedale. It will also extend Deline across 209th and connecting with Cornelius Pass. Having the new roads and infrastructure in place will be so beneficial to us. The development will contain new schools, retail shops, parks, greenways and 15-miles of multi-use trails, and an anticipated 8,000 new homes. Reeds Crossing will be the main area for retail shops and civic space- at the north end of the development, but there will also be a smaller "village center" closer to us (after Deline busts across 209th) which means we'll have more shopping options within walking distance- half as far as walking to Albertsons! It will be great to live so close to such a dynamic neighborhood. More information is on the county website at www.Hillsboro-Oregon.gov/SouthHillsboro

Neighborhood Service Directory

PC Repair and Training: Windows PCs, Macs, & printers!



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- * Ever feel like throwing your computer out the window?
- * Don't know how to use that new operating system?
- * Need help with your software?
- * Having problems with your printer?
- * Having issues connecting to your wireless network?

- Flexible hours, by appointment
- In your home
- Cross Creek resident since 1992.
- Reduced rates for CCHOA residents!

Call now to make an appointment or see my profile on Thumbtack.com. :^)

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



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YOUR CLEANING SERVICES

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In 2016, have you...

- Moved for work?
- Bought or sold a home?
- Started a business?
- Major income increased or decreased?
- Birth of a child?



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