

Cross Creek Times



Issue 2 of 2

October, 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 an article from one of our neighborhood realtors, 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.

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: Jennifer Attinger

503-539-8556

rc@crosscreekhoa.org

rv@crosscreekhoa.org

Secretary: Steve Keller

Home: 503-805-1471

sec@crosscreekhoa.org

CROSS CREEK WEBSITE

crosscreekhoa.org

Site Admin 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 Announcements

**2017 Leaf pickup days
are the weeks of:**

October 30

November 13

November 27

After that, you will need to put your leaves in the yard debris recycling can or take them to a yard debris recycler. Please make sure vehicles are off the street, too.

Important Reminder!

Please remember to keep storm drains clear! Anything clogging them will result in flooding of streets in our neighborhood.

Thanks!

From the Treasurer:

As of November 16, your HOA dues will be PAST DUE and finance charges will be assessed. If you have not made your payment or payment arrangements, please contact Kelli Smyth at treas@crosscreekhoa.org or 503-848-0154 to make these arrangements. Thanks!

Property Standards Reminders:

Please submit a PIP (Property Improvement Proposal available on the website), to the board if you wish to change the paint color of your home, add on to your home, erect a shed in the back yard, remove trees belonging to—planted by—the association (if you're not sure, please ask), change the color or composition of your roofing—things like that. If you're not sure if you should submit a PIP, please ask. Also, take into consideration county permit requirements. This includes things such as widening your driveway apron, adding onto your home, adding a hot tub with accompanying electrical requirements, etc. As a rule, all contractors take care of the permits, but please ask and make sure.

We do appreciate your cooperation in these matters. Please know that if you do any of these things without prior board approval, the board has the right to require that any changes made be reversed.

Board Reports

President—Jason Mastrantonio

The Rec Center exterior is complete and what a great transformation.

The pool was a huge success this summer! More home owners used the pool than I have ever seen since I've lived here.

We were able to rally volunteers to build a new deck which looks amazing and saved us thousands of dollars!

What's the next huge project? The board is going to start the process for a new concrete deck around the pool, pool updates and coating to be completed in the Fall of 2018 (or Spring of 2019.)

Thank you to everyone for the words of support and noticing all the work we are doing to improve our neighborhood!

Have a great Holiday Season!

Jason Mastrantonio

Rec. Center & RV Lot— Brittney Muir & Jen Attinger

Brittney Muir:

Hello neighbors,

We had a busy summer at the Rec Center! There were pool birthday parties, baby showers and family reunions. So nice to have a space to utilize for our celebrations. This summer we were able to make some changes to the website to make information on renting the Rec. Center more accessible. There was also a reform to the cleanup list on the kitchen counter. Our other rental space, the RV lot, has seen some changes as well. It has been a slow process but we are trying to accommodate as many people as possible with the space that we have. The Rec Center Coordinator position has just changed hands to Jennifer Attinger, as I am now in the depths of a demanding Master's Program. I hope if you see her around you will give her a big welcome - she's taken this on with a friendly smile and great energy! For me, the best part of coordinating the Rec Center over the summer was getting to brush shoulders with many of you and meet you face to face. I hope in this new season as I'm running around in my busy schedule, that I will get to meet many more (if possible ALL!) of you.

Thanks for making this neighborhood such a great place to live,

Brittney

Jen Attinger:

With the recent changes on the board, I have been given the opportunity to help serve our great community. My name is Jen Attinger and I am here to help with your Rec Center and RV lot needs.

We moved into Cross Creek 3 years ago. I have an amazing husband, two teenage boys, and one adorable and stubborn Chi-weenie. I work as an hotel compliance specialist servicing a major online retailer.

We are happy to be part of this community and I look forward to helping make Cross Creek an even better place to live.

Board Reports (cont.)

Vice President—James Buckley

Vice Presidents Ramblings:

What a great summer and exciting time for our community. Along with the completion of the badly needed exterior renovation of the recreation center the pool was officially open on June 24th and remained open through September 4th although we were able to sneak a couple extra pool days in this year allow home owners to take advantage of the pool during the hot weather. Additionally, we were able to add a couple new lifeguards to the team which helped eliminate scheduling issues especially during the big family vacations weeks and late in the swim season when several lifeguards start school sports. I'm really excited for holiday season which is coming upon use quickly and the next projects/enhancements to the neighborhood planned for 2018.

Swim Lessons:

This year was a great year for our Swim Lesson program. We had a total of 17 swim classes broken out over three separate sessions. This year we sponsored three Entry level classes, ten Beginner level classes and four Advanced level classes. And, with the verity of classes offered we were able to be flexible and adjust the classes to accommodate most everyone's needs.

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 me at 503-333-7242 or vicepres@crosscreekhoa.org

Treasurer—Kelli Smyth

Treasurer's Report - Fall, 2017

The finances of 2017 are in great shape. Many residents have taken advantage of making partial payments over the months and that is fantastic. Just a reminder that annual assessments were invoiced back in June and are due November 15. If anyone needs a reminder as to their balance, just send an email or call and I'll let you know. 503-848-0154 or email to treas@crosscreekhoa.org

Our reserve account is well on its way to saving for the next major project. With every dues payment that comes in, our monthly expenditures are taken care of and the extra is transferred into the reserve account as planned.

As Treasurer, I receive requests from title companies when a house sells. The frequency of these request has been amazing! They seem to be selling in as little as one day! It is obvious that the neighborhood is a desirable one and our values are steady.

I am very grateful when I hear that a neighbor has complimented the board members and recognizes the hard work we are all trying to accomplish.

Board Reports (cont.)

Maintenance—Ted Smyth

Maintenance Report Fall 2017

We had a very productive summer with lots of projects. The Rec. Center exterior was completed, a new Trex deck was built (bigger and better!), dead trees were removed and some straggling repairs from the wind and ice storms.

New rec center fence—the ugly, rusty and inadequate fence is replaced! We hired a fencing company to install a 6-foot ornamental wrought iron fence on the south side of the Rec. Center and on the east side between the rec center to the basketball court. The old chain-link fence was an eyesore for a very long time and the new one polishes off the exterior improvements perfectly.

TO DO LIST:

Pine trees—we lost quite a few trees in the last couple of years due to the pine beetle infestation. The removal left some very bare spots in the neighborhood. Stump removal is also a large and costly task to take on, but necessary. The most recent victim is the large tree behind the tennis court on 203rd. It will need to be taken down soon. (firewood anyone?) We will re-search better options for replanting that will fill the spots and make our pathways more attractive again.

Pool upgrades—we are beginning the planning stages of pool improvements, starting with budget estimates. We will take into consideration price, of course, but also the best plan to make the pool more efficient, easy maintenance, and durability. With the volume of guests this summer, we are very aware that some filtering upgrades need to be addressed as well as some drainage issues underground.

I am grateful for all the volunteers who have pitched in over the last months. It is great to meet neighbors and put faces to the names. If there is anyone who sees or hears of an upcoming project and has experience in that area, please contact me. There is always room for eager and willing volunteers.

Thank you,

Ted Smyth

Board Reports (cont.)

Property Standards—Richard Gorton

Property Standards Chair

I trust that your summer was great with family gatherings, vacations, 4th of July, and those trips to the nursery for new plantings and flowers to beautify your gardens and landscaping.

During my tenure since April, 2017, many of you have called for support for things such as where to file Cross Creek PIP forms, what has to be reported, concerns about trees encroaching fence lines (spring storm of 2017), overgrown backyards, mystery vehicles, the humongous orange truck, and various rolling living quarters of unknown owners. CC&Rs allow for a 48 hr. time limit for RVs, travel trailers, utility trailers, and commercial trucks without a permit. If you require additional time, please reach out to a board member to preclude receiving a violation notice.

Our Cross Creek neighborhood is looking really sharp – one of the best of Washington Co. HOAs, in appearance and cleanliness. Our Rec Center is awesome. Thank you Jason and the other board members for making this happen; now surrounded by a wrought iron fence – looks great, go and take a gander!

Thank you all for your efforts,

Richard F. Gorton
Property Standards Chair

propstand@crosscreekhoa.org

Secretary—Steve Keller

It has been a wonderful year as secretary on your HOA Board. We have seen the completion of the renovation on the exterior of the Rec. Center and also the new pool deck. I greeted new homeowners by hand-delivering our new and revised Welcome Packet for 2017. I was also pleasantly surprised by volunteers who stepped forward to assist our Board with various HOA projects. This helps to keep the overall costs down and helps to provide a sense of community and shared responsibility for the numerous blessings we have living in this HOA.

I would also like to encourage you to attend our monthly meetings at the Rec. Center the second Thursday of every month, to see how you may get involved to help to improve our HOA.

Thank you for your continuing support and I look forward to seeing you at one of our upcoming Board meetings.

Steve Keller

Secretary

Elisa Buckley

Homeowner tips, what's happening in the market, and home improvement tips for 40+ year old homes:

HOME MAINTENANCE TIPS:

October is the official start of fall, which means it's the last chance to get your home winterized and ready for the freezing temperatures of winter. Here are a few tips that you can do to help protect and maintain your home:

REMOVE EXTERIOR HOSES AND DRAIN TO AVOID FROZEN PIPES

Did you know that leaving a hose attached to your spigot can cause the standing water to freeze upwards into the spigot and pipe, and potentially burst? Remove the hose, turn off the water, and open the spigot to make sure it's fully drained. For extra measures, cover the spigot with an insulating foam cover to help further protect your pipes.

WINTERIZE YOUR AIR CONDITIONER

If you don't winterize your A/C unit, it may be harder to get it running again next summer. Shut off the circuit, wash the exterior, cover the unit, and cover any exposed pipes.

HVAC TUNE- UP

Call a professional to get your furnace ready to go for the winter. A tune-up will include things like calibrating the thermostat, cleaning burners, replacing filters, tightening and cleaning electrical connections, and testing the pilot system. If you have a home warranty, you can get a furnace tune-up for a small service call fee.

HOW'S THE HOUSING MARKET?

We are still in a Seller's Market- there aren't enough homes on the market to satisfy the number of buyers looking to purchase, so homes are still selling at a rather quick pace. Home prices are also holding relatively stable.

For homes like ours (built in the 1970's) the average home is selling for about \$225 per square foot. Condition of the home, age of the roof and systems, kitchen and bathroom updates- those all can make a big difference in the resale value of your home.

For the 97078 zip code, the median list price is currently \$350,000.

WHAT CAN YOU DO TO IMPROVE THE VALUE OF YOUR HOME?

Let's face it... most of our homes are 40+ years old. When buyers are looking at older homes, they want to see newer roofs with lots of remaining life, updated vinyl windows for better insulation and efficiency, and they want maintained systems (hot water, furnace, etc.) Updated doors and trim add move-in appeal, as does new hardware (knobs and hinges). New flooring always makes a great impact in making your home feel fresh and new.

Got popcorn ceilings? The next time you replace your flooring- that makes it a great time to scrape and retexture the ceilings- your furniture is already out of the room, and if you do it when your flooring is gone- there's no damaging your floors!

40-year old sewer lines....I've seen a lot of sewer inspections this year showing root intrusions, shifted/sunken pipes and significant corrosion/deterioration. You may want to consider having your sewer line evaluated and be proactive about doing these repairs.

For an idea of the cost of any of these projects, I like to use HomeAdvisor.com...or just talk to your neighbors and find out who they used!

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Neighborhood Service Directory

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

- Flexible hours, by appointment
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♦ References available!

Call now to make an appointment!



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Note that if you need something sold more immediately, this may