

# Cross Creek Times



Issue 1 of 2

June, 2018

The Cross Creek Times has changed! Since it's being delivered only twice a year, included is 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](http://crosscreekhoa.org). The service directory is also on the HOA website at <http://crosscreekhoa.org/about-cross-creek-homeowners-association-cchoa/neighborhood-service-directory> You must be logged in as a user to see the directory. For any HOA news in between the Times issues, please consult the website regularly at [crosscreekhoa.org](http://crosscreekhoa.org). As always, if you have any questions or concerns regarding the website, please send an email to [webmstr@crosscreekhoa.org](mailto:webmstr@crosscreekhoa.org).

## BOARD OF DIRECTORS

President: Jim Buckley  
503-333-7242  
[pres@crosscreekhoa.org](mailto:pres@crosscreekhoa.org)

Vice President: Jason Mastrantonio  
503-209-9113  
[vicepres@crosscreekhoa.org](mailto:vicepres@crosscreekhoa.org)

Treasurer: Kelli Smyth  
503-848-0154  
[treas@crosscreekhoa.org](mailto:treas@crosscreekhoa.org)

Property Standards: Richard Gorton  
503-706-2994  
[propstand@crosscreekhoa.org](mailto:propstand@crosscreekhoa.org)

Temporarily filling the position of  
Maintenance: Steve Keller  
503-515-2643  
[maint@crosscreekhoa.org](mailto:maint@crosscreekhoa.org)

Rec. Center & RV Lot: Suzi McCrae  
971-219-9117  
[rc@crosscreekhoa.org](mailto:rc@crosscreekhoa.org)  
[rv@crosscreekhoa.org](mailto:rv@crosscreekhoa.org)

Secretary: Steve Keller  
503-515-2643  
[sec@crosscreekhoa.org](mailto:sec@crosscreekhoa.org)

## CROSS CREEK WEBSITE [crosscreekhoa.org](http://crosscreekhoa.org)

Site Admin email:  
[webmstr@crosscreekhoa.org](mailto:webmstr@crosscreekhoa.org)

## STAFF MEMBERS

Bookkeeper: Nancy Brewer  
[ccbookkeeper@crosscreekhoa.org](mailto:ccbookkeeper@crosscreekhoa.org)

CC Times Editor: Nancy Brewer  
503-310-3274  
[cctimeseditor@crosscreekhoa.org](mailto:cctimeseditor@crosscreekhoa.org)

## COMMITTEE CHAIRS

Maintenance Committee: Steve Keller  
(temporary)

Finance Committee: Kelli Smyth

## \*\*\*ADDITIONAL CONTACT INFORMATION\*\*\*

### Association Emergency:

Jim Buckley 503-333-7242

### 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

## Community Garage Sale

Friday through Sunday, June 22—24, 2018

HOA will place signs up at Rosa on 198<sup>th</sup> and on 209<sup>th</sup>. Individual homes are responsible for placing signs for their individual sales within the neighborhood. Please be respectful of our neighbors at the corners where signs are usually placed. These signs MUST be removed as soon as the sale is over. Thanks for your cooperation!



Get ready for some summer coolness!  
The pool opens JUNE 16, 2018!

## Important Announcement - Board Position Open

At the time of this publication, the maintenance chairperson position is open. Come join us and serve your community! If you would like more information or to be considered to fill this open seat, please contact Jim Buckley at [pres@crosscreekhoa.org](mailto:pres@crosscreekhoa.org).

# Board Announcements (cont.)



## National Night Out



is on the first Tuesday of August—August 7, 2018. We will be holding a BBQ at the Rec. Center from 6:30 p.m. to 8:00 p.m. and will provide hamburgers, hot dogs, and for anyone who requests them, a vegetarian patty all complete with all the fixings. We will also provide chips, soda, lots of water, and dessert!

If you like, you can bring a side dish to share. Salad, cole slaw, macaroni salad—whatever you like.

I will need to know of any special dietary requests no later than July 25, 2018.

Please send an email to Nancy Brewer at

[nno-event@crosscreekhoa.org](mailto:nno-event@crosscreekhoa.org) or call me at 503-310-3274 with any special requests or questions.

The Washington County Sheriff will be there - hopefully, with a K9 unit. There will be face painting, prizes and lots of fun!

# Board Reports

## President—Jim Buckley

As a member of our community for 20 plus years, it's been my pleasure to serve this community as a member of your Cross-Creek board since 2016. This year I'm particularly excited about all the events and opportunities that are already scheduled for 2018 including, but not limited to, the opening of our pool on June 16<sup>th</sup> (do not forget about early bird swim), the community garage sale (scheduled for the following weekend, June 22<sup>nd</sup>), and a repeat of the fun and highly successful National Neighborhood Night Out on August 7<sup>th</sup>, 2018. I hope each of you consider participating in the many community events this year.

In 2017, the focus was on the major renovation of our recreation center and now it's time to focus on the pool. With that, 2018 is more of a planning year for the pool project, targeting the renovation for early 2019 in time for pool season. In addition to the pool planning we are looking forward to some small maintenance projects throughout the common areas within the community.

### **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 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.

That's it for now - I look forward to seeing you around our neighborhood!!

[pres@crosscreekhoa.org](mailto:pres@crosscreekhoa.org)

## Vice President—Jason Mastrantonio

I am very happy to be the VP this year.

While the pool was very busy last summer, I believe this summer will be even more so. With the new filter, I hope the summer season is smooth and I look forward to working more closely with the lifeguards. It should be a great summer!

Thank you again for the continued positive support.

Jason Mastrantonio

[vp@crosscreekhoa.org](mailto:vp@crosscreekhoa.org)

# *Board Reports (cont.)*

## Treasurer—Kelli Smyth

We've have had quite a few new neighbors join Cross Creek in the last year! With that in mind, I thought this edition of the CC Times would be an excellent opportunity review just a few important things about invoices which will be mailed out the first two weeks of June.

Annual Assessments (\$360.00) are due in full by November 15th of this year. If it is more convenient to break that payment into several smaller payments, then please do so. Any remaining balance will be subject to monthly finance charges after November 15th.

For those who rent an RV Lot space, those invoices will be sent out in June as well. Payments for those are due upon receipt. Vehicle identification forms will also be included and will need to be completed and returned to the RV Lot Coordinator along with the payment.

While we are not set up to take debit/credit card payments, for those of you who no longer write checks, all bill pay functions with your online banking system can generate a payment to CCHOA. Please refer to the invoice for the mailing address. These payments can also be hand delivered to the mail slot at the front of the rec center—same address. Please be sure to write your name and lot number or address on the envelope and the payment designation(s).

This summer will be great!

Please contact me if you have any questions or concerns regarding your payments at [treas@crosscreekhoa.org](mailto:treas@crosscreekhoa.org).

Thanks!

Kelli



# *Board Reports (cont.)*

## Property Standards—Richard Gorton

### **General Reminders**

With the nicer weather, more people are using RVs for vacations. If you need to park your RV before or after your trip in your driveway, remember that the 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 obtain a permit.

Remember that also with the nicer weather, some indoor activities are now moving outdoors. Please remember to be courteous of your neighbors and be sure to err on any noise or privacy issues on the side of good judgment.

Please keep your lawns mowed, shrubs and trees trimmed and keep any weeds pulled and don't let them go to seed. If you let your lawn go brown, please make sure it's mowed short, as well. If you need any help maintaining your yard, please contact either myself or another board member. Lately, we've been able to muster up some volunteers to help out in that area.

### **Property Standards Construction & Repair 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 such as 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 make sure.

Also 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 solely at your expense. We do appreciate your cooperation.

### **Neighborhood Watch**

Let's make this neighborhood a little safer for all. Please be sure all of your home's outside lights are in working condition. Make sure your home is locked whether you're in it or not, especially at night and make sure your vehicle(s) are locked when not in use and you are not within view of it. If you think you don't have anything to steal, think again. Thieves will more likely than not, steal from and vandalize vehicles that are not locked. They check them all. Plans are being made for a renewed Neighborhood Watch Program.

### **Disaster Preparedness**

I have set in motion plans for having a CERT (Community Emergency Resource Training) class in the hopes of having everyone in the community ready for any disaster—natural or man-made. Class location and times are not yet set. Stay tuned for more information.

Thank you all for your efforts.

Sincerely,  
Richard F. Gorton  
Property Standards Chair

[propstand@crosscreekhoa.org](mailto:propstand@crosscreekhoa.org)

## Secretary & Maintenance—Steve Keller

It has been another great year as secretary on your HOA Board. Many dead and dying trees have been removed and the wood offered as firewood to our members, bark dust has been spread with the help of our neighbors and many other projects have been accomplished. With the Rec. Center update and repair having been accomplished, the next project is the pool. We don't have a specific timeline yet, but 2019 is the target year. With all of the current repairs and upgrades, our home values have risen that much more over time.

If you are new to our neighborhood, the CCHOA website has a wealth of information, including the Welcome Packet at [crosscreekhoa.org](http://crosscreekhoa.org). Some items on the website require a member login, so please contact the site administrator to obtain a member login as this site is closed. If you would like a hard copy of the Welcome Packet, please send an email to [welcome@crosscreekhoa.org](mailto:welcome@crosscreekhoa.org).

I would also like to continue 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—[sec@crosscreekhoa.org](mailto:sec@crosscreekhoa.org)

## Rec. Center & RV Lot—Suzi McCrae

Hello, My name is Suzi McCrae. My husband and I, along with our son Syllas (age 4) and daughter Gwen (age 13) moved to the Cross Creek neighborhood in September 2016, and we absolutely love it!

We both work full-time, I'm a Graphic Designer and my husband is a Chef. When we're not at work we are often out and about in the neighborhood, or working on our yard (I swear it's an endless task), and just spending time together as a family. I'm excited to get more involved in the neighborhood and meet more of my neighbors.

Please be sure to contact me regarding renting the Rec. Center or the RV Lot.

[rc@crosscreekhoa.org](mailto:rc@crosscreekhoa.org) for the Rec. Center or [rv@crosscreekhoa.org](mailto:rv@crosscreekhoa.org) for the RV Lot.

Suzi

# Elisa Buckley

## TIPS FROM ELISA BUCKLEY, YOUR REAL ESTATE NEIGHBORHOOD SPECIALIST...

I'm often asked, "How's the Market?" "Are home prices ever going to go back down?" "Will my home value keep going up?"

Industry experts are predicting that our home values will continue to rise, maybe not at the pace they were appreciating a couple years ago, but we are certainly still seeing year over year appreciation. We are also still in an extreme housing shortage, with more buyers than homes for sale - keeping us in a Sellers Market.

However, there is a flip to this. There aren't as many buyers looking for homes in the \$450,000+ price range, so those homes are experiencing "Buyers Market" conditions. This makes it a great time to move-up.... there are many homes to choose from at that price point, and a lot of new construction as well!

We have also noticed a shift in what buyers are looking for when they are searching in the \$350,000-\$400,000 price range. Today's buyer wants a move-in ready home that has been updated and well maintained. This means modern kitchens and bathrooms, new flooring, updated roofing, windows and siding. Nice landscaping and updated interior features (no popcorn, no dark wood trim). Homes that are in need of big ticket items, or homes that need updating, tend to sit on the market longer these days and aren't able to compete as well with other homes on the market.

There isn't as much demand for a "fixer upper" and we are seeing some downward pressure on pricing for those types of homes. If priced too high, those homes will sit on the market for an extended period of time, which can have a negative impact on the seller's bottom line.

Moral of my story: If you've been thinking about moving up into a newer home at a higher price point, NOW is a great time to do that! There's a lot less competition.

The other moral of my story? If you know your home is in need of some updating - perhaps new windows (energy savings!) or a new roof, siding—maybe you've been dreaming of updating your kitchen, it may be worth exploring a Home Equity Line or doing a refinance with cash out, taking advantage of the equity in your home. Our homes are still at record high values, and mortgage rates are still at an historic low, overall. Investing in your home not only adds financial value, but can make living in your home more enjoyable, too!

I am always available to answer any real estate related questions that you may have - feel free to reach out to me any time! [www.ElisaBuckley.com](http://www.ElisaBuckley.com)

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# Neighborhood Service Directory

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



- \* Ever feel like throwing your computer out the window?
  - \* Don't know how to use that new Windows operating system?
  - \* Need help with your software or having problems with your OS?
  - \* Having problems with your printer?
  - \* Having issues connecting to your wireless network?
  - \* Just switched from a Windows PC to a Mac?
- I can help you understand your brand-new operating system.

Contact Nancy Brewer  
at 503-310-3274  
or [techsupport@bbdata.us](mailto:techsupport@bbdata.us)

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

Call now to make an appointment!



**ELISA BUCKLEY**

Broker at Meadows Group, Inc  
Licensed in Oregon #201214760

**503-705-1405 cell/text**

**[www.ElisaBuckley.com](http://www.ElisaBuckley.com)**

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Carolina Beltran  
541-399-6876

Hablo Español

[carolbeltran197523@yahoo.com](mailto:carolbeltran197523@yahoo.com)



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**Richard F. Gorton**

**503-706-2994**

**[rfgorton@comcast.net](mailto:rfgorton@comcast.net)**

**Member of the National Notary Association**





## Neighborhood Babysitter

Natalie Smyth, 13 years old

Available for: date nights, kid-free grocery shopping,  
rec-center/pool companion, appointments, etc.

American Red Cross Babysitting Certified

References available, hourly rate negotiable depending on the  
number of children and hours.

Please call 503-848-0154 (parents, Ted & Kelli) for more information and to  
arrange a meet-and-greet with Natalie.

Have a service you provide or something you want to sell?

Put your ad in the Times and on the website.

**It's free!**

Contact the Times Editor ([cctimeseditor@crosscreekhoa.org](mailto:cctimeseditor@crosscreekhoa.org))  
and the website administrator ([webmstr@crosscreekhoa.org](mailto:webmstr@crosscreekhoa.org))

If you need something sold more  
immediately, this may not be the place to do it.

If you have a long-term service or continuous goods, this is a great venue!

Please renew your ad every 4 months.