

Fall 2019



# CROSS CREEK HOA

**NEIGHBORHOOD WATCH**



**PROGRAM IN FORCE**

**REPORT ALL SUSPICIOUS ACTIVITY**

**503.629.0111**

**NON-EMERGENCY HOTLINE**

**HOA MEETINGS**

**7PM**

**SECOND THURSDAY  
OF EACH MONTH**

**SLOW!**

**ROSA ROAD IS**

**25MPH!**



Join the homeowner/resident  
community Facebook page:  
Cross Creek HOA Beaverton

*\*This is not an "official" Cross Creek HOA page*

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



The biggest advantage of a HomeOwner's Association is the shared common areas within the community. Most associations have pools, clubhouses, volleyball courts, and other fun amenities that one could not afford on their own. Luckily, anyone living in the community can take advantage of these comforts, which are funded by the members' dues. If the dues are not paid on time, the HOA is required to enforce rules and late fees to keep the budget of a community on track.

A HomeOwner's Association is created to do the job everyone in the community wants done. Ultimately, residents in a neighborhood like to see a well put-together area where they live and call home. An HOA makes sure this is maintained and enforced to keep all of its members happy and desiring to stay in the community.

Living in an HOA community and maintaining our own board has endless benefits and most importantly keeps the yearly dues affordable.

## PROPERTY IMPROVEMENTS (PIP)

A PIP must be submitted to the Committee and approved prior to work starting.

- Failure to submit a PIP, may require the homeowner to have the structures removed, at the sole expense of the homeowner.
- Any structure that is visible from a street, path or adjacent property must be approved prior to being erected.
- All State and County codes must be adhered to.

## CORRECTIVE ACTION PROCEDURE

- Each initial violation shall receive a notification of violation of the CC&Rs or Property Standards Regulations. An initial notification shall include a statement of the violation, and a request for the homeowner to bring their property into compliance in 30 days from the date of the letter.
- If a homeowner fails to comply after receiving a Notice of Violation the Committee Chair may issue a \$50 fine.

## HOMEOWNERS WITH UNPAID FINES ARE RESTRICTED FROM USING THE RECREATION CENTER, POOL, AND RV LOT UNTIL FINES ARE PAID IN FULL.

## RV LOT

- All RVs, boats, and trailers (herein referred to as vehicle) that can be insured, registered, and/or licensed must be without exception.
- After a 30 days delinquency of association dues, the vehicle must be removed from lot with loss of space.



## PROPERTY STANDARD KNOWLEDGE

### MISC LITTER

Homeowners are prohibited from dumping or storing rubbish, trash, litter, garbage, debris (or any other waste) or building materials on their lots where it may be viewed from any of the streets or common areas.

### GARBAGE, RECYCLING, AND YARD DEBRIS

Cans must be stored out of sight from the street or common areas. and must be returned to an appropriate storage location within 24 hours after garbage collection

### HOLIDAY LIGHTS AND DECOR

All holiday lighting and decor must be removed no later than four weeks after the corresponding holiday.

### LANDSCAPING

- Household Objects: Furniture, household fixtures, garbage, building materials, truck bed tool boxes, firewood, etc. must be kept out of sight.
- Weed Control: Each homeowner is responsible for the control of weeds throughout their property. Homeowners with fences are responsible for the control of weeds between the fence and common grounds or curbs.
- Curbs/Sidewalks: The homeowner is responsible for maintaining property up to and including the curb and if applicable, sidewalk area of the property. Homeowner lots with fences between their yards and the street are responsible for the maintenance of the property between the fence and the street.

### PETS

Homeowners or occupants are responsible for the control of all pets. Dogs and cats are not permitted to roam the community unattended. Excessive barking or other activity which disturbs other homeowners will not be allowed



**POOP  
HAPPENS,  
PICK IT UP!**

## VOLUNTEER BOARD OF DIRECTORS

**President: Jim Buckley**

503-333-7242

pres@crosscreekhoa.org

**Vice President: Jason Mastrantonio**

503-209-9113

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**Treasurer: Maria Flemming**

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**Property Standards: Richard Gorton**

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**Maintenance: Windi Holland**

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**Rec. Center & RV Lot: Tinsia Hardman**

503-357-7550

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rv@crosscreekhoa.org

**Secretary: Suzi McCrae**

sec@crosscreekhoa.org

**Association Emergency:**

**Jim Buckley: 503-333-7242**

**Non-Emergency Hotline:**

503-629-0111

**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

## MAINTENANCE ACCOMPLISHMENTS AND LOOKING AHEAD

- New swing chains and child bucket seats, kiddos were getting pinched!
- Yay! For the New community board Infront of Rec. Center – stay informed!
- Rec. Center Bathroom doors lowered for better privacy
- SAFETY - Bus loading zone and Ped X signs
- New Play Dome on 203rd
- Updated Pool Rules Signage
- New gravel at the basketball court
- Still working on walking paths, should be done soon
- Keeping “No Man’s Land” at bay
- Creek Erosion is on the Radar

### COMING UP

- Trimming of trees in RV LOT
- Gathering Pool and Concrete bids

**THANK YOU TO ALL THE COMMUNITY MEMBERS WHO VOLUNTEER TO MAKE OUR NEIGHBORHOOD GREAT!**



## PRESIDENTS REPORT

Summer is coming to an end and once again we've had fantastic weather and a great pool season. I know many in the community use the pool regularly, and it continues to be a main gathering place for our community. We often have our greatest occupancy during the weekdays verses the weekends or evenings, as one might think.

Kicking off summer, there was a community event- a “neighborhood cleanup day” (thank you Windi) where we all got together to reinvest in our neighborhood- moving a pile of gravel to line a fenced area, pulling weeds, we added safety signs and picked up discarded trash. It made a huge difference in the street appeal of our HOA. Thank you to everyone that took some time to participate. Another community event was the annual garage sale, where I personally witnessed our community coming together as I visited multiple family sales. And, let's not forget about starting up the Neighborhood Watch again.

Next up for our community? With the pool season dwindling down, we had planned to immediately bring in the big equipment and start our long awaited and much anticipated pool refresh. But, (here it comes) with each grand project there can be setbacks, and sadly, Cross Creek HOA was not shielded from an unfortunate setback. The pool refresh committee has tirelessly volunteered hours upon hours of time meeting with pool contractors, researching and explaining our needs, getting bids, understanding bids, comparing bids and ultimately presenting those bids to the board. All going good right? Yes we were 100% on the right track or what I like to call the “happy path”. We selected a family owned company that we felt was the right fit for us and our community values. However, as we started to confirm the plans and sign the agreement, the company we were hiring suffered an unforeseen personal emergency and the company was no longer able to commit to completing the project this year. This is a huge setback requiring us to now regroup, revisit our current bids, collect more bids and ultimately it pushes our time line out another year. If you know of any skilled pool contractors, please refer them or better yet bring them to our next homeowners meeting, it's the second Thursday of each month.

Enjoy the remainder of the summer and the holiday season will be here before you know it.

Volunteer Community Chair: I'm calling on our community of homeowners to get involved and help us improve our neighborhood. 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



# COMMUNITY SERVICE DIRECTORY

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Max Kaylor  
Yard Work/Odd Jobs  
Contact his mother Kristen Kaylor via  
HOA FB page or call (916)904-6933  
to get ahold of him!



*Elisa Buckley*  
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## LIVING AND WORKING IN OUR NEIGHBORHOOD

It's important to understand the current market trends when selling or buying a home. My high level of commitment and client care has helped me build a remarkable track record of delivering results. I am always happy to answer any real estate questions you may have!

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