

Winter 2020



CROSS CREEK HOA

ANNUAL

**CROSS CREEK
HOA MEETING**

**APRIL 16TH, 2020
7PM: PIZZA AND DRINKS
7:30 MEETING BEGINS**

**HOA MEETINGS
7PM**

**SECOND THURSDAY
OF EACH MONTH**

**SLOW!
ROSA ROAD IS
25MPH!**

**REPORT ALL SUSPICIOUS ACTIVITY
503.629.0111
NON-EMERGENCY HOTLINE**



It is YOUR responsibility to pick up after your dogs, so that children and animals aren't stepping in your dog's leavings. This is a dirty and dangerous practice and is not appreciated!

crosscreekhoa.org

VOLUNTEER BOARD OF DIRECTORS DUTIES

PRESIDENT

- Attend monthly meeting
- Facilitate meeting
- Assist the whole team as needed

VICE PRESIDENT

- Attend monthly meeting
- Responsible for employees of the HOA - life guards
- Assist with Pool maintenance and monitoring during the summer months.
- Assist the President in his/her absence
- HOA dues collector

PROPERTY STANDARDS

- Attend monthly meeting
- Look for potential problem areas throughout the community
- Start with a conversation to correct the issue
- Send post card if action hasn't been taken
- Reach out to community for help or support for those who cannot maintain yard

SECRETARY

- Attend monthly meeting
- Writes minutes for each meeting
- Types minutes which are posted on CCHOA website
- Maintains File room/organization & all pertinent material belonging to the HOA.
- Receives newcomers to the area by personal greeting and Welcome Packet.

TREASURER

- Attend monthly meeting
- Signatory (along with Vice Pres and Pres) on checking and savings accounts
- Maintain and monitor spending resolution minutes for BOD
- Monthly reconciliation of bank accounts

MAINTENANCE CHAIR

- Attend monthly meeting
- The maintenance position acts as the community's contractor.
- Scheduling of contractors/techs for estimates or repair
- Meeting with contractors/techs to gather information to present to the board
- Maintaining rec. center, parks, walking paths, no-man's land and courts

REC. CENTER AND RV LOT COORDINATOR

- Attend monthly meeting
- Work with rec center rentals - manage paperwork and checks associated with each rental, ensure residents have everything they need for the day of the rental and understand the cleaning rules, inspect rec center after a rental has ended.
- Make sure Rec center is stocked with toilet paper/paper towels and is ready for each party.
- RV lot - Fill open spots when available, answer any questions residents may have regarding the RV lot

WHAT'S AHEAD

- Community Clean Up - 5/30/2020
Donuts provided!
- Pool opens 6/13/2020
*No pool rentals on opening weekend
- Community yard sale -
June 19th, 20th, and 21st
- National Night Out -
August 4th, 2020
- New pool construction starts
Fall 2020

HOA MEETINGS 7PM SECOND THURSDAY OF EACH MONTH

This is YOUR time to come meet the board, ask questions, propose new ideas, submit your property improvement proposals (PIPS), and learn more about what's going on in our neighborhood. The meetings have been structured to allow homeowner comments at the start of the meeting, and then again at the end of the meeting, so that you don't have to stay for the whole meeting if you don't want to (or if you show up late, there's still time for you to ask your questions at the end).



PRESIDENTS REPORT:

As we welcome in the new decade, we have big plans for 2020. This year, after the pool runs its typical season of June to Labor Day, we will close the pool for the season and the pool refresh project will start. The pool refresh will take several months. This is really the first substantial work being done on the pool since it originally opened in the early seventies. We are replacing, aging equipment, updating the filter system, replacing undersized water lines, plastering the pool, replacing the concrete decking and patio, along with a number of other items. It goes without saying that technology has changed dramatically over the past five decades and the pool update is very much overdue. Additionally, I want to take a moment to thank all of those that have put in countless hours to make this a reality on behalf of the Cross Creek community.

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



We've had a lot of new members join the Cross Creek Facebook group in the past few weeks- that's great!! The more involvement, the better! We want to remind everyone that this is **not** an "official" Cross Creek HOA page, this is simply a homeowner/resident community page. This page is **NOT** sponsored by the board, or run by the board, but this page is a way for neighbors to communicate with each other.

On a similar note....this group/page is not the way to communicate issues to the board, nor is it the proper way to contact a board member.

If you want the board to be aware of an issue, you need to attend a meeting, or send an email to the board.

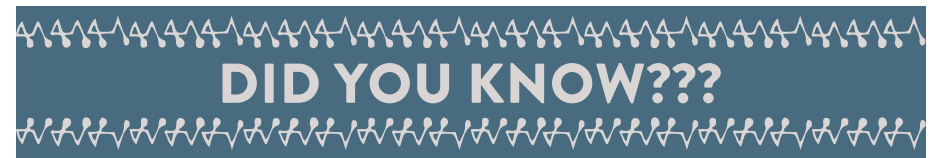
While general questions can be answered on the Facebook page by other residents, all official information can be found on the website at www.crosscreekhoa.org

Let's also get involved by attending the monthly homeowner meetings (2nd Thursday of each month at 7pm)....and the ANNUAL meeting (voting to elect new board members) is Thursday April 16th at 7:30pm.

Our board members are our neighbors, yours and mine. We have members leaving their position this year, which means we have chairs to fill. If you want to give back to our community and can spare about 2-4 hours per month.. please consider joining!



**JOIN THE HOMEOWNER/RESIDENT COMMUNITY
FACEBOOK PAGE: CROSS CREEK HOA BEAVERTON**



LEAF PICKUP PROGRAM HAS ENDED, THERE WILL NO LONGER BE CURBSIDE PICKUP

You can get extra yard debris bins from Waste Management for only \$1.20 per month. 1-800-808-5901

HOLIDAY LIGHTS AND DECOR

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

BACKYARD HABITAT CERTIFICATION PROGRAM backyardhabitats.org

Plant root, create a habitat, transform the world one backyard at a time. By signing up today, you're joining thousands of urban residents who are transforming their gardens to create healthier cities, for people and wildlife.

DUES

Any dues owed were past due as of Nov. 16, 2019 and finance charges will be levied on the principal amount.

RV LOT

Cross Creek residents in good standing have the opportunity to rent an RV space upon availability. The yearly cost is \$120 for RV's, boats, and utility trailers (on a limited basis). \$60 for canoes and kayaks. The rental agreement time frame runs from June 1st to May 31st. Fee's are paid on or before June 15th of each year. Please see our website - crosscreekhoa.org - for complete user agreement and application.

REC CENTER

Looking for a place to host your next party? Look no further than your Cross Creek recreation center. Residents in good standing have the opportunity to rent this spacious building complete with a full kitchen, microwave, and swimming pool (in season). For reservations, please verify availability on the HOA calendar. Application and rental rules can be found at crosscreekhoa.org. Rental fee's beginning at \$50 + \$150 refundable deposit.



**THE POOL
IS SCHEDULED
TO OPEN
SATURDAY
JUNE 13TH**

CROSS CREEK SPRING BAZAAR

20555 SW ROSA RD. ALOHA

Saturday March 14th 9am - 4pm



HOME CARE TIPS

Brought to you by Elisa Buckley

CHIMNEY SWIFTS!

Several homes in our neighborhood reported swifts roosting in their chimney last summer. This can cause a huge mess, and possible damage to your chimney, flue and damper. Not to mention the noise and smell associated with these birds nesting in your home. The birds begin migrating to our area as early as March, and they will first try returning to the chimney they last roosted in. If that chimney is now unavailable (due to capping) they will seek a neighboring chimney! The best prevention is to cap your chimney. Chimney caps can be installed by professionals, or for the DIYer, caps are sold at local hardware and home improvement stores, or available on Amazon. This needs to be done BEFORE they start nesting- because the 1918 Migratory Bird Treaty makes it illegal to capture or kill them....which means you can't cap your chimney while they are roosting. NOW is the time for prevention.

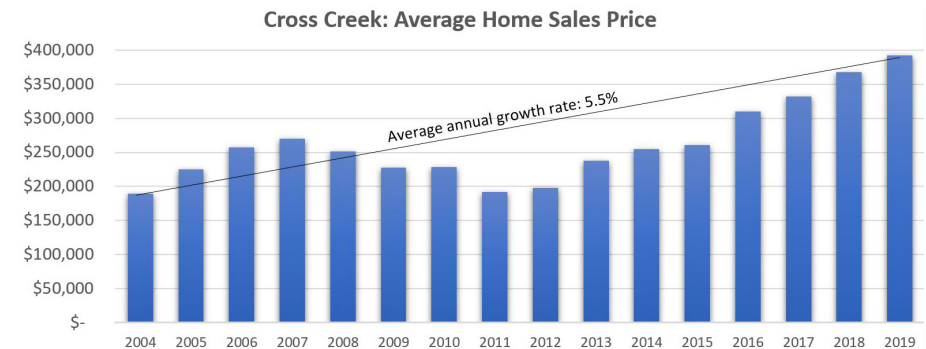
GOT MOSS?

Moss loves moisture and our PNW weather makes it ideal for moss to thrive. Moss can cause extensive damage if it's not treated because it grows into a thick, resilient layer where it acts like a sponge- soaking in moisture from below AND above. This keeps your roof constantly moist, enabling the moss to creep under shingle edges and letting damaging moisture reach the layers below. The best time to treat roof moss is when it's actively growing. Moss grows very little in summer, but it kicks into high gear during fall rains, moderate winters and early spring months. This means NOW is the best time to treat your roof- when it's damp and we are approaching Spring. Be sure to treat your roof when there is no rain forecasted for a few days. Moss treatments are available at local hardware and home improvement stores, often sold as a granule or liquid spray. They are easy to apply (just follow the directions).

HOW'S THE MARKET?

The two most common questions I get from neighbors are.... "How's the Market?" and "What are homes in our neighborhood selling for these days?"

The market is moving at a more normal pace than it was a few years ago and that is a wonderful thing! Home values continue to rise, interest rates are still at historic lows, and demand from buyers remains high. This is a strong housing market. Here's a snapshot of how our neighborhood home values have been trending over the past 15 years:



While we did see a bit of a downturn between 2008-2012, home values recovered fairly quickly and continue their upward trend.

To answer the second question of "How much are homes selling for these days?" it really depends on a variety of factors that are home specific- How old is the roof? The siding? Are the windows vinyl or aluminum? Has the kitchen been updated? How modern is the interior?

Here's a high-level look at what has sold in Cross Creek over the past year.

CONDO SALES

CONDOS	Bed Bath	SQFT	List Price	Sold Price	Price Sqft	# Days
20450 SW ROSA DR	3 1.5	1,278	\$235,000	\$224,000	\$175	23
20424 SW ROSA DR	3 1.5	1,278	\$247,500	\$245,000	\$192	16
5772 SW 204TH PL	2 1.5	1,164	\$249,000	\$249,000	\$214	21
5767 SW 204TH PL	3 1.5	1,254	\$245,000	\$245,500	\$196	24
20462 SW ROSA DR	3 1.5	1,322	\$239,950	\$236,950	\$179	21
20432 SW ROSA DR	3 2.5	1,278	\$254,950	\$250,000	\$196	7

HOUSE SALES

HOUSES	Bed Bath	SQFT	List Price	Sold Price	\$/Sqft	# Days
20787 SW ROSA DR	3 2.5	1,784	\$395,000	\$393,000	\$220	5
20624 SW ROSA DR	3 2	1,392	\$370,000	\$375,000	\$269	7
5835 SW 205TH AVE	4 2	1,859	\$410,000	\$415,000	\$223	2
20633 SW ROSA DR	4 3	2,055	\$437,000	\$440,000	\$214	5
5680 SW 207TH AVE	4 2	1,868	\$410,000	\$397,000	\$213	14
20350 SW AVON CT	4 2.5	1,818	\$370,000	\$327,500	\$180	65

VOLUNTEER BOARD OF DIRECTORS

President: Jim Buckley

503-333-7242

pres@crosscreekhoa.org

Vice President: Jason Mastrantonio

503-209-9113

vicepres@crosscreekhoa.org

Treasurer: Maria Flemming

503-332-0929

treas@crosscreekhoa.org

Property Standards: Richard Gorton

503-706-2994

propstand@crosscreekhoa.org

Maintenance: Windi Holland

maint@crosscreekhoa.org

Rec. Center & RV Lot: Tinsia Hardman

503-357-7550

rc@crosscreekhoa.org

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

Report Flooding

503-547-8100



MEADOWS GROUP INC, REALTORS
12655 SW NORTH DAKOTA ST
TIGARD OR 97223
LICENSED IN OREGON
201214760

**YOUR
NEIGHBORHOOD
REALTOR®**



www.ElisaBuckley.com
homes@elisabuckley.com
503.705.1405 cell/text

ELISA BUCKLEY • YOUR LOCAL REALTOR

I'm always available to answer any Real Estate questions you may have and offer no-obligation free home consultations if you are thinking of selling in the coming year(s), or just curious to know what your home could sell for in today's market. Text is usually the quickest way to get ahold of me: 503-705-1405.