



# CROSS CREEK TIMES

Volume#37 issue 1

January. 2011

## ASSOCIATION BOARD NOTES

### Meeting of Jan 13, 2010

The regular monthly meeting was called to order by Pam Mastrantonio.

Board Members Present: Pam, Don, Dustin, Kevin, Kelli, Tom (quorum present)

Board Members Absent: Don (excused)

Staff Members present: Pat, Lee, Vivian and Julie

Staff Members absent: none

The minutes for December were read and approved as written

Homeowner Comments: Several homeowners were present for various reasons. One was to find out how to get an improvement approved, another to compliment the area and that he felt the neighborhood was looking pretty good.

Josh Miller presented an idea to form a library at the Rec Center geared to elementary age children. The idea was formulated into a motion and the motion was approved unanimously. Another homeowner sent a letter to the board and requested it be read, in essence he feels his fines received were incorrect and would like the board to reduce or negotiate a different amount. The board will research the request and get back to the homeowner.

**Property Standards:** Dustin asked for more volunteer walkers and that it is time for the Christmas lights and décor to come down. He will be looking for that during the month. Dustin is still working on getting guidelines for property standards finalized and a definition for "nuisance" in the neighborhood that will be enforceable.

**Rec Center:** Reports five rentals, \$200.00. Tom reported that he was able to negotiate a reasonable settlement with the party that left some damage in the Rec Center. Kevin would like to re-write the rental agreement and will begin that process as a draft and bring in for board approval.

**Old Business:** Discussion of remodeling the bathrooms began with Tom announcing he had a couple of volunteers to help with construction, installing cabinets, determining if dry rot can be repaired now etc. Discussion included paint colors, pricing, counter tops etc. Kelli offered to get some paint prices and a homeowner offered to use her design business resources to get some free materials if we just tell her what is needed. The board will continue to discuss the remodel at the next board meeting but hope to have the project completed by early March.

**New Business:** Pam asked if there were volunteers present for position # 1, to fill in Brian's spot on the Board. Rich Redeker, Nancy Brewer and Denise Oest volunteered. The board took a vote and Denise Oest was elected. She will fill in the RV Lot position until the next election at our annual meeting.

The above notes are a brief synopsis of the regular monthly minutes. Once minutes are approved at the next regular monthly meeting the full minutes will be available to read at our website -

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

*President*  
Pam Mastrantonio  
[President@CrossCreekHOA.org](mailto:President@CrossCreekHOA.org)

*Vice President.*  
Tom Williams  
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*Property Stds.*  
Dustin Woodhouse  
[PropStandards@CrossCreekHOA.org](mailto:PropStandards@CrossCreekHOA.org)

*Treasurer*  
Don Duncan  
503-649-9591  
[Treasurer@CrossCreekHOA.org](mailto:Treasurer@CrossCreekHOA.org)

*Maintenance/Pool*  
Kelli Hormel  
[Poolmaint@CrossCreekHOA.org](mailto:Poolmaint@CrossCreekHOA.org)

*Rec. Center*  
Kevin Miller  
[Reccenter@CrossCreekHOA.org](mailto:Reccenter@CrossCreekHOA.org)

*RV Lot*  
Denise Oest  
[RVLot@CrossCreekHOA.org](mailto:RVLot@CrossCreekHOA.org)

LOCK  
COMBINATION  
FOR  
Jan/Feb

### Staff Members

Emergency Contact for Rec Center:  
Emergency Contact :

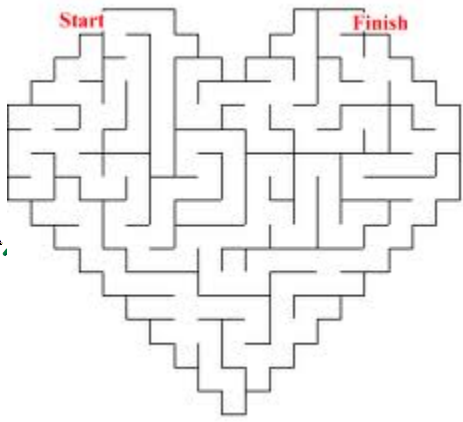
Tom Williams 503-848-3977  
Lee Hoodenpyle 503-649-8625

Rec Center Rental: Julie Miller

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

CC Secretary/Times: Pat Mazzocco

503-649-0840



**Next Association Meeting Thurs Feb 10th, 2010  
7:00 p.m.**

Refreshments will be served. We encourage everyone to attend the monthly Board meetings and to be an involved homeowner/resident.

**Property Standards Meeting**  
Wed, Feb 9th, 7:00 pm

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DIRECTORY**

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503-591-5072



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There is no fee to place an ad. Simply give the Times editor a call or send an email.

Ads must be resubmitted every four months. Ads can be submitted multiple times.



**NEW AT THE REC CENTER  
LIBRARY FOR KIDS!!**

Joshua Miller, age 8, is compiling a library of books geared toward elementary age children. Beginning on Monday, February 7, this new library located in the Rec Center, will be open from 3:30 until 4:30. CrossCreek residents are welcome to come in and check out books by providing their lot number and phone number. Please come and enjoy this free community activity.

If you have books to donate to the library, or questions about the library, please contact Josh by emailing him at the rec center coordinator's address, [rccoordinator@crosscreekhoa.org](mailto:rccoordinator@crosscreekhoa.org)

*New Board Member*  
At the last board meeting we asked for volunteers to step up and fill a vacant spot until our annual board meeting. We had three volunteers and the board elected Denise Oest who will be filling in the RV Lot position.

Welcome to the Board Denise!

*Mary Kay Consultant*  
Call for a skin care consultation, free facial or ask for a catalog to be delivered.  
Celeste Worden  
503-750-8208

**New to the neighborhood?  
Need a welcome packet??**

Call Pat Mazzocco @ 503-649-0840  
We'll see that a packet containing covenants is sent to you.

**Washington County  
Non-Emergency  
Dispatch**

**503-629-0111**

**Moving In???  
Moving Out???**

Please let us know.

For any bookkeeping questions contact our bookkeeper, Vivian Sartor  
book-  
keeper@crosscreekhoa.org  
Or, leave a note in the Rec Center mailbox

**Budget Committee**

Don Duncan is looking for 2-3 people to help out with formulating the budget for the coming year. Another great opportunity to be involved in planning for the financial year without a long term commitment. Your help and input would be greatly appreciated.

Contact Don via email, his personal phone # (on the front of the Times), or drop a note in the mail slot in the Rec Center.

The meeting will be scheduled at the Feb HOA meeting.



# CROSS CREEK TIMES

Volume#37 issue 2

February. 2011

## ASSOCIATION BOARD NOTES

### Meeting of Feb 9, 2010

The regular monthly meeting was called to order by Don Duncan.

Board Members Present: Don, Dustin, Kevin, Kelli, Denise (quorum present)

Board Members Absent: Pam and Tom

Staff Members present: Pat, Lee

Staff Members absent: Vivian and Julie

The meeting was called to order by Don Duncan. Pam and Vivian have had a sudden death in the family and will not be attending, Tom had been excused previously.

January minutes were read and approved as written

**Treasurer:** Don said arrears are down to \$37,000 from \$42,000 so progress is being made and he will be checking with Vial Fotheringham for more information about collections and liens. Money from arrears is being applied to the reserves. Don also has reported that discrepancies were reported with the IRS, discrepancies with the Bank of the West and a CPA has done an audit. Our financial department has been working very hard with statements and discrepancies from years past.

**Property Standards:** Dustin reports that he has not had time to send out any violations letters and has asked for help from other board members. He has not complete the nuisance definition or any other work on property standards guidelines. He did say that he would schedule 2 meetings during the next month to have the whole board work on these projects in the hope of getting them finished.

**Rec Center:** Kevin rewrote the Rec Center rental agreement rough draft and presented it to the board members to review. They will review and make suggestions at the March HOA meeting.

**RV Lot:** Denise presented some ideas for new signs for the RV Lot, votes were taken and signs were unanimously approved. She also made a suggestion for a rack for kayaks and canoes, which will be considered.

**Old Business:** The board further discussed remodeling the Rec Center bathrooms. A vote was taken among present board members re having 2 sinks or one in each bathroom, 3 members voted for 2 sinks, 2 members voted for 1 sink. The decision on what type of sinks has yet to be made, more research needs to be done. Vote was also taken on the type of paint, between metro recycled paint or a more expensive Miller paint with mold and mildew blocker. The board voted to go with the more expensive paint due to the blocker qualities for a pool area.

The above notes are a brief synopsis of the regular monthly minutes. Once minutes are approved at the next regular monthly meeting the full minutes will be available to read at our website -

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[VP@CrossCreekHOA.org](mailto:VP@CrossCreekHOA.org)

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Dustin Woodhouse  
[PropStandards@CrossCreekHOA.org](mailto:PropStandards@CrossCreekHOA.org)

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*RV Lot*  
Denise Oest  
503-642-4544  
[RVLot@CrossCreekHOA.org](mailto:RVLot@CrossCreekHOA.org)

LOCK  
COMBINATION  
FOR  
Jan/Feb  
4-5-4-4

### Staff Members

**Emergency Contact for Rec Center:**  
**Emergency Contact**

:

**Tom Williams**

**503-848-3977**

**Lee Hoodenpyle**

**503-649-8625**

Rec Center Rental: Julie Miller

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

CC Secretary/Times: Pat Mazzocco

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### Next Association Meeting Thurs Mar 10, 2010

7:00 p.m.

Refreshments will be served. We encourage everyone to attend the monthly Board meetings and to be an involved homeowner/resident.

### NEW AT THE REC CENTER LIBRARY FOR KIDS!!

The Rec Center community library reports a successful first month! Thanks to all the residents who have already come by to borrow books.

The library centers around elementary school age books and is open Mondays from 3:30-4:30. Please check the web site calendar for closures as we may not be able to remain open during the bathroom remodel.

If you have books to donate to the library, or questions about the library, please contact Josh (or his mom) by emailing him at the rec center coordinator's address:  
rccordinator@crosscreekhoa.org

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www.onestopconstruction.net  
Chris@onestopconstruction.net

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### Budget Committee

Don Duncan is looking for 2-3 people to help out with formulating the budget for the coming year. Another great opportunity to be involved in planning for the financial year without a long term commitment. Your help and input would be greatly appreciated.

Contact Don via email, his personal phone # (on the front of the Times), or drop a note in the mail slot in the Rec Center.

The meeting will be scheduled at the Feb HOA meeting.





# CROSS CREEK TIMES

Volume#37 issue 3

March. 2011

## ASSOCIATION BOARD NOTES

### Meeting of Mar 10, 2010

Board Members Present: Pam, Tom, Don, Dustin, Kevin, Kelli and Denise  
(quorum present)

Board Members Absent:

Staff Members present: Pat, Lee and Vivian

Staff Members absent: Julie

The regular monthly meeting was called to order by Pres. Pam Mastrantonio.

February minutes were read and approved as written

Tom and Pam indicated that they had received email from Brent Brewer re the resolution changing the due date for HOA dues to February. They have concluded that Brent is correct and a new resolution will be composed with the correct due dates and brought to the next HOA meeting for approval.

Property Standards: Dustin announced that we have a couple of new volunteers to walk the community. New maps will be drawn for smaller areas. The meeting that was scheduled for reviewing the Prop Stds guidelines had to be cancelled but he will conduct through Google Docs so all board members can participate in an online manner. He also will be reworking the fine schedule for property standards since the old method is so cumbersome

Pool/Maint: Kelli reports that Live Light Energy came out to look at the Rec Ctr/ pool area and installing solar panels. It was determined to be cost prohibitive. We only have 50% of the space needed, the whole roof line would have to be remodeled. Kelli called the Pool Man, he will honor previous quote for the heater and also gave an option for having it installed outdoors. The motion was made to install one indoor heater, keeping it in the original spot for \$3400.00. Motion passed unanimously.

The new bike rack has been installed as well.

RV Lot: Denise reports that she has 5 spaces open however they are not all easily maneuverable. Space markers are in process of being painted and she reports they are almost done. If there is enough interest, we may have room for a canoe or kayak storage rack. Please call if interested.

New Business: The budget for year June 1,2011 - May 31,2012 was presented. The motion was made to accept and passed unanimously. Annual meeting letters will need to be sent out the first part of April, meeting is scheduled for April 21st.

**The above notes are a brief synopsis of the regular monthly minutes. Once minutes are approved at the next regular monthly meeting the full minutes will be available to read at our website -**

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Reccenter@CrossCreekHOA.org

*RV Lot*  
Denise Oest  
503-642-4544  
RVLot@CrossCreekHOA.org

LOCK  
COMBINATION  
FOR  
Mar/April

### Staff Members

**Emergency Contact for Rec Center:**  
**Emergency Contact**

:

**Tom Williams 503-848-3977**  
**Lee Hoodenpyle 503-649-8625**

Rec Center Rental: Julie Miller

rccordinator@crosscreekhoa.org

CC Secretary/Times: Pat Mazzocco

503-649-0840



# CROSS CREEK TIMES

Volume#37 issue 4

April. 2011

## ASSOCIATION BOARD NOTES

The minutes below will be a brief synopsis from the three meetings held in April, special meeting of 4/12, regular HOA meeting of 4/14 & annual meeting of 4/21.

**April 12, Special Meeting:** All board & staff present but Don, who was out of town

Purpose of the meeting was to figure out how to move forward in light of Don's removal from his office of treasurer. Pam read a certified letter from Don regarding his removal from office and procedure

Motion was made for the following interim areas of responsibility until new board members elected at the annual meeting and regular monthly meeting held in May when new areas of responsibility will be determined by BOD. Interim positions:

Motion was made for Kelli to be interim Treas/Sec, seconded & passed

Motion was made for Kevin to be Pool/RecCtr, seconded & passed

Motion was made for Don to be Maintenance, seconded & passed

### April 14, Regular Monthly Meeting

Board Members present: Pam, Dustin, Kelli, Denise & Don

Board Members absent: Tom and Kevin

Staff: All present

Minutes for special meeting were read and approved as written.

Minutes for March meeting were read and approved as amended: budget was accepted and approved as adjusted to zero balance.

**Pres reports:** Working on dues resolution, corrected dates in previous resolution and given to attorney for approval before filing with county. Second resolution regarding email communication was given to attorney for review and he is still working on that resolution

**Treas:** Checking bal: \$6,809.14 Savings: \$25,104.83

Reserves: \$58,514.06

### April 21, Annual Meeting

Called to order by Pres Pam Mastrantonio, all board members present

Pam gave welcome and a "State of the Neighborhood" report followed by reports from each board member regarding their area of responsibility.

Denise Oest, Kevin Miller and Celina Wrzesinski were nominated for the two one year positions that are available; position #'s 1 & 2.

Denise and Kevin were re-elected with 33 votes each.

Nominating committee for next year was named: Chairperson will be Tom Williams, joined by Joann Williams, Jason Mastrantonio, Celina Wrzesinski and Sophia, lot 186

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*Maintenance*  
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*PoolRec. Center*  
Kevin Miller  
Reccenter@CrossCreekHOA.org

*RV Lot*  
Denise Oest  
503-642-4544  
RVLot@CrossCreekHOA.org

LOCK  
COMBINATION  
FOR  
April/May

2-4-9-0

## Staff Members

**Emergency Contact for Rec Center:**  
**Emergency Contact**

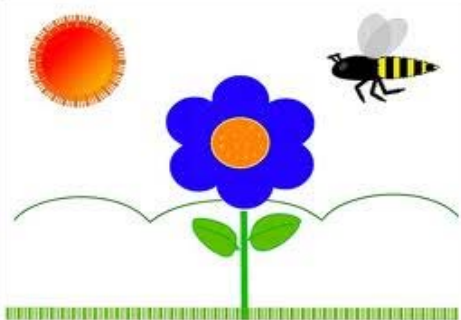
**Tom Williams**      **503-848-3977**  
**Lee Hoodenpyle**      **503-649-8625**

Rec Center Rental: Julie Miller

rccordinator@crosscreekhoa.org

CC Secretary/Times: Pat Mazzocco

503-649-0840



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### Next Association Meeting Thurs May 12, 2010

7:00 p.m.

Refreshments will be served. We encourage everyone to attend the monthly Board meetings and to be an involved homeowner/resident.

### RV LOT

Please give our RV Lot board member a call if you have an interest in storing your kayak or canoe in the lot in a rack made for canoes and kayaks.

The board will consider purchasing a rack if there is enough interest.

Please give Denise Oest a call at 503-642-4544 if you are interested.

### POOL

Lee is looking for qualified life guards for the pool this summer.

If you are Red Cross certified and at least 16 years old, please give Lee a call and he will send you an application.

Lee—503-649-8625

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503-629-0111

New to the neighborhood?  
Need a welcome packet??

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We'll see that a packet containing covenants is sent to you.

### Don't forget your PIP!!

Spring is when we start all those projects around the house. Please remember that any construction or changes to your property require that you submit a PIP (Property Improvement Proposal). Your PIP will be reviewed by the HOA board for approval and must be approved before the work begins.

Be sure to include a good description and if painting, include paint chips with your PIP. Approval may be based on materials used. PIP forms can be found on line or at the Rec Ctr.

### Moving In??? Moving Out???

Please let us know.

For any bookkeeping questions contact our bookkeeper,  
Vivian Sartor @  
Bookkeeper  
@crosscreekhoa.org  
Or, leave a note in the Rec Center mailbox





# CROSS CREEK TIMES

Volume#37 issue 5

May. 2011

## ASSOCIATION BOARD NOTES

Minutes for May 12, 2011

The regular monthly meeting was called to order by Pres Pam Mastrantonio

Quorum was present, one board member absent and excused

Minutes for regular monthly meeting of April 14 were read and approved as written. Minutes for the annual meeting of April 21 were read and approved as written.

**Homeowner comments:** Rose Park Condo Assoc had questions about process of billing and asked if their condo owners could be billed separately. Currently their members pay them and their assoc pays monthly. If billed separately they will need to be reminded this is an annual assessment and agree to it.

**Pres report:** Attorney is still working on electronic communication resolution for board members to be able to have online discussion. Tom wanted to recognize Dustin for getting church members together to help a senior citizen replace his fencing in our area.

**Treas:** (absent) Vivian reported the financial balances:  
Checking: \$10,855.96 Money Market: \$25,109.69  
Reserves: \$58,514.06

**Property Stds:** We have several walkers now, one more volunteer added to the list. We've had a lot of graffiti lately on our fences. We will be enclosing a flyer from the country on how to handle and remove the graffiti., in the Times.

**RV Lot:** Denise reports she still have 5 smaller spaces open and is hoping to hear from a few more folks that may want to store kayaks or canoes.

**Old Business:** Dustin has made great progress with the Property Standards Guidelines to be distributed this year. Much discussion was held over many of the items and decisions were made that affect all of us and will keep our community looking good over the years.

**Board Positions:** The motion was made to keep all board areas of responsibility the same. There was some discussion about the pool maintenance areas of responsibility and it was determined to split the responsibility. Don will take care of Maintenance/Pool and Kevin will be responsible for Rec Ctr/Pool-lifeguard responsibilities.

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LOCK  
COMBINATION  
FOR  
May/June

9-7-1-5

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**Emergency Contact**

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7:00 p.m.

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### POOL NEWS

In preparation for the pool opening June 18 this year, Lee is planning the pool cleaning for Sat, May 28, at 9:00am. Please consider giving him a hand this year.

### Miller Mowing and More

Lawn mowing, bark dust spreading, planting, heavy lifting and demolition

*Call for a quote on the job you'd like done and an estimate will be provided.*

Lawn mowing typically will run \$ 10-\$ 20 depending on lawn size.

Call Zach Miller @  
503-649-9484



### RV LOT

Please give our RV Lot board member a call if you have an interest in storing your kayak or canoe in the lot in a rack made for canoes and kayaks.

The board will consider purchasing a rack if there is enough interest.

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### Rec Center News—Pool Opening

The pool opens Sat June 18th

#### "Pop In" for a Popsicle

Sign up for swim lessons, say hi to the lifeguards and some old friends, pay your dues if you haven't already and help us celebrate the start of summer!!

Saturday June 18th  
11:30AM—3:30 PM

### FREE TO A GOOD HOME

Homeowner has 2 Red climbing rosebushes she would like to donate to a good home.

Please give her a call and schedule a time to dig up the bushes and transport.

Call Kit @ 503-720-6969

### PETS

Unfortunately with nicer weather we've had a lot of complaints about dogs, leashes, waste and barking.

Washington County has a leash law, please keep your dog on a leash when out for a walk. Also please carry a plastic bag to dispose of waste left behind.

Your dog must also be licensed according to the county. If ever lost, you can be contacted.

Washington County also has a nuisance noise law, Please don't let your dogs bark for long periods of time, your neighbors appreciate it! .

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Please let us know.

For any bookkeeping questions contact our bookkeeper, Vivian Sartor @ Bookkeeper  
[@crosscreekhoa.org](mailto:@crosscreekhoa.org)  
Or, leave a note in the Rec Center mailbox



# CROSS CREEK TIMES

Volume#37 issue 6

June. 2011

## ASSOCIATION BOARD NOTES

Minutes for June 9, 2011

The regular monthly meeting was called to order by Pres Pam Mastrantonio

Quorum was present, one board member absent

Minutes for regular monthly meeting of May 12 were read and approved as written.

**Homeowner comments:** One homeowner present asking about overhanging branches in her area. Also asked about a vacant home painted in a color not approved for our development per our covenants. The board will look into who owns the home.

**Pres report:** Attorney is still working on electronic communication resolution for board members to be able to have online discussion. Pam attended the life-guard meeting, all lifeguards are returning this year.

**Treas:** (absent) Vivian reported the financial balances:

Checking: \$5,663.29 Money Market: \$31,149.81

Reserves: \$61,317.41

Vivian reports talking with our Insurance agent re disclaimer on the RV Lot; this discussion is on what we should require RV Lot space renters to carry in insurance and what the HOA should carry. Ins Agent advised that if we are interested in having or posting a disclaimer that we have it approved by an attorney. Denise will work on a letter to take to our attorney. The question was also raised if babysitters should have CCHOA listed on their insurance. Our insurance agent would like to attend a meeting and answer all the questions.

**Property Stds:** We have several walkers now and are able to get a lot of letters and reminders sent to homeowners. We do have many lovely yards in our community!!

**RV Lot:** Denise reports she still have 5 smaller spaces open and is hoping to hear from a few more folks that may want to store kayaks or canoes. She asked Pat to put a blurb in the Times one more time.

**Old Business:** Property Standards Guidelines document was reviewed one more time and discussed. A few revisions were made, a few modifications were suggested. After much discussion the motion was made to accept the Guidelines with the changes made, motion seconded with 5 in favor and one abstaining.

Pop in for a Popsicle—donated by the Mastrantonio family. Swim lessons times were announced and will be in the Times and posted at the Rec Ctr. .

*The above notes are a brief synopsis of the regular monthly minutes. Once minutes are approved at the next regular monthly meeting the full minutes will be available to read at our website -*

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

*President*  
Pam Mastrantonio  
[President@CrossCreekHOA.org](mailto:President@CrossCreekHOA.org)

*Vice President.*  
Tom Williams  
[VP@CrossCreekHOA.org](mailto:VP@CrossCreekHOA.org)

*Property Stds.*  
Dustin Woodhouse  
[PropStandards@CrossCreekHOA.org](mailto:PropStandards@CrossCreekHOA.org)

*Treasurer*  
Kelli Hormel  
[Treasurer@CrossCreekHOA.org](mailto:Treasurer@CrossCreekHOA.org)

*Maintenance*  
Don Duncan  
503-649-9591  
[Maint@CrossCreekHOA.org](mailto:Maint@CrossCreekHOA.org)

*PoolRec. Center*  
Kevin Miller  
[Reccenter@CrossCreekHOA.org](mailto:Reccenter@CrossCreekHOA.org)

*RV Lot*  
Denise Oest  
503-642-4544  
[RVLot@CrossCreekHOA.org](mailto:RVLot@CrossCreekHOA.org)

LOCK  
COMBINATION  
FOR  
June/July

9-5-9-1

## Staff Members

**Emergency Contact for Rec Center:**  
**Emergency Contact**

:

**Tom Williams**      **503-848-3977**  
**Lee Hoodenpyle**    **503-649-8625**

Rec Center Rental: Julie Miller

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

CC Secretary/Times: Pat Mazzocco  
Bookkeeper: Vivian Sartor

503-649-0840  
[bookkeeper@crosscreekhoa.org](mailto:bookkeeper@crosscreekhoa.org)





## CROSS CREEK SERVICE DIRECTORY

### ONE STOP CONSTRUCTION

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Fences  
Much, much more!

Cross Creek Resident

Chris Cannon  
503-313-4565

[www.onestopconstruction.net](http://www.onestopconstruction.net)

[Chris@onestopconstruction.net](mailto:Chris@onestopconstruction.net)

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(anytime)

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503-642-0970

Or e-mail

[Techsupport@bbdata.us](mailto:Techsupport@bbdata.us)

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Call Hans Steiner  
503-591-5072

New to the neighborhood?

Need a welcome packet??

Call Pat Mazzocco @  
503-649-0840  
We'll see that a packet containing covenants is sent to you.

### Next Association Meeting Thurs July 14, 2011

7:00 p.m.

Refreshments will be served. We encourage everyone to attend the monthly Board meetings and to be an involved homeowner/resident.

### POOL NEWS

The pool is now open and thanks to the nice warm weather this week, busy!! Life guards have Swim Lessons Scheduled as :  
July 4th—July 15th, July 25—Aug 5, Aug 15—Aug 26  
Cost is \$30 per child for lessons, times to be determined by how many are signed up and levels.

#### POOL SCHEDULE (ABBREVIATED -FULL SCHED AT POOL)

5-8 AM: Mon-Sun—Early bird swim

8-9 AM Mon—Sun—Closed

9-11:30AM Mon—Fri Lessons

Noon—5:50 Mon—Sun—Open Swim

6:00-6:50 Mon—Thurs- Family swim Sat-Sun—Open swim

**FRIDAY EVENINGS POOL MAY BE CLOSED FOR PARTIES**

Mon -Sun 7-7:45 Open Swim

### ANNUAL GARAGE SALE

Mark your calendar now!!

Aug 5-6 8am—4pm

Please email Denise Oest at [RVLOT@crosscreekhoa.org](mailto:RVLOT@crosscreekhoa.org)  
OR you can sign up on the clip board at the Rec Center.  
Highly successful last year, sign up early

### National Night Out

Barbeque

Tues August 2

Once again the HOA is hosting this annual event. Burgers, hot dogs and beverages supplied. Homeowners bring your favorite salad or dessert. More information to follow in July.

### RV LOT

Please give our RV Lot board member a call if you have an interest in storing your kayak or canoe in the lot in a rack made for canoes and kayaks.

The board will consider purchasing a rack if there is enough interest.

Please give Denise Oest a call at 503-642-4544 if you are interested.

### Miller Mowing and More

Lawn mowing, bark dust spreading, planting, heavy lifting and demolition

Call for a quote on the job you'd like done and an estimate will be provided.

Lawn mowing typically will run \$ 10-\$ 20 depending on lawn size.

Call Zach Miller @  
503-649-94

### Washington County Non-Emergency Dispatch

503-629-0111

- Bookkeeping question??
- Email Vivian at [bookkeeper@crosscreekhoa.org](mailto:bookkeeper@crosscreekhoa.org)
- Or drop a note in CCHOA mail slot at the Rec Center



# CROSS CREEK TIMES

Volume#37 issue 7

July. 2011

## ASSOCIATION BOARD NOTES

Minutes for July 14, 2011

The regular monthly meeting was called to order by Pres Pam Mastrantonio

Board Members present: Pam, Kevin, Don, and Denise (quorum)

Board Members absent: Kelli, Dustin and Tom

Minutes for regular monthly meeting of June 9 were read and amended to exclude mention of utility trailers in the RV Lot. Meeting minutes were approved as amended

**Homeowner comments:** Permit for dumpster was approved. Another homeowner was having a tree removed. Lot 164 agreed to the proposal written by Dustin, they just are not sure most times whether they are within the property standards guidelines. Don suggested homeowner and Dustin sit down together to just be sure all expectations are clear.

Lot 208 talked about property standards and she feels too many people are getting violation letters. Concern was of decorative white lights, voted in by the homeowners present at a meeting in 2003 or so, yet people are getting violation letters for having them up during the year. Pam let her know we would research the minutes for the years 2003—2005.

**Treas:** Treasurer and bookkeeper absent

**Property Stds:** absent. Some discussion about whether new guidelines should be filed with the county or not. Will need to table discussion until more board members are present

**RV Lot:** Denise would like the board to consider allowing utility trailers in the RV Lot, limited to the smaller vacant spaces we now have. To be considered and discussed at a later monthly meeting.

**Pool:** There were 5 rentals, bringing in \$345. Kevin reports some inappropriate behavior in the restrooms. Discussion of how to handle and monitor. Different solutions were proposed and Don will be looking into costs.

**Maintenance:** Don reports that the small spring toy was stolen from behind the Rec Center.

**National Night Out B-B-Q—Tues, Aug 2nd**

**Neighborhood Garage Sale: Aug 5th & 6th, Fri & Sat—8AM—4PM**

*The above notes are a brief synopsis of the regular monthly minutes. Once minutes are approved at the next regular monthly meeting the full minutes will be available to read at our website -*

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

*President*  
Pam Mastrantonio  
[President@CrossCreekHOA.org](mailto:President@CrossCreekHOA.org)

*Vice President.*  
Tom Williams  
[VP@CrossCreekHOA.org](mailto:VP@CrossCreekHOA.org)

*Property Stds.*  
Dustin Woodhouse  
[PropStandards@CrossCreekHOA.org](mailto:PropStandards@CrossCreekHOA.org)

*Treasurer*  
Kelli Hormel  
[Treasurer@CrossCreekHOA.org](mailto:Treasurer@CrossCreekHOA.org)

*Maintenance*  
Don Duncan  
503-649-9591  
[Maint@CrossCreekHOA.org](mailto:Maint@CrossCreekHOA.org)

*PoolRec. Center*  
Kevin Miller  
[Reccenter@CrossCreekHOA.org](mailto:Reccenter@CrossCreekHOA.org)

*RV Lot*  
Denise Oest  
503-642-4544  
[RVLot@CrossCreekHOA.org](mailto:RVLot@CrossCreekHOA.org)

LOCK  
COMBINATION  
FOR  
June/July

4-5-4-4

## Staff Members

**Emergency Contact for Rec Center:**  
**Emergency Contact**

:

**Tom Williams**      **503-848-3977**  
**Lee Hoodenpyle**    **503-649-8625**

Rec Center Rental: Julie Miller

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

CC Secretary/Times: Pat Mazzocco  
Bookkeeper: Vivian Sartor

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CROSS CREEK SERVICE  
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**Call Nancy @  
503-642-0970  
Or e-mail  
Techsupport@bbdata.us**

**RV Storage**  
Located 3 miles south of Hills-  
boro, has covered and uncov-  
ered storage  
  
Call Hans Steiner  
503-591-5072

The listings in this directory  
are for information only. The  
HOA does not endorse any ser-  
vice  
providers. Please check the  
legitimacy of any service or  
product and do so at your own  
risk.  
There is no fee to place an ad.  
Simply give the Times editor a  
call or send an email.  
Ads must be resubmitted every  
four months. Ads can be submit-  
ted multiple times.

New to the neighbor-  
hood?  
Need a welcome  
packet??  
  
Call Pat Mazzocco @  
503-649-0840  
We'll see that a packet  
containing covenants is  
sent to you.

**Next Association Meeting Thurs August 11, 2011  
7:00 p.m.**  
Refreshments will be served. We encourage everyone to attend the monthly Board  
meetings and to be an involved homeowner/resident.

**NATIONAL NIGHT OUT BAR-BE-QUE**  
**Tues, August 2nd, 6pm -8pm**  
Once again we are hosting this annual event.  
The HOA will supply hot dogs, hamburgers, buns, condi-  
ments and beverages.  
Please bring your favorite side dish, salad or dessert to  
share with all.  
We've also invited the Washington Co Sherriff's office  
to attend  
If you would like to help set up, clean up or flip bur-  
gers, please give Pat a call @ 503-649-0840

**Neighborhood Garage Sale**  
**Fri & Sat, Aug 5th & 6th 8AM-4PM**  
The HOA will provide advertising and put signs at the entrances to  
Cross Creek. Participants should post signs for their own streets and  
houses.  
All residents are invited to join in and maybe make some room in the  
garage! Last year was highly successful  
Please register at the Rec Center or email Denise  
@ DeniseCCHOA@aol.com

**Neighbors Helping Neighbors**  
Do you need help taking care of your yard due  
to extenuating circumstance? Or perhaps you  
know your neighbor could use some help.  
Please give Denise Oest a phone call or send  
her an email. She heads up a group of vol-  
unteer homeowners who may be able to offer  
some help.  
Please give her a call to see if you qualify  
503-642-4544



**POOL REMINDER**  
A brief reminder from last summer: The Board has determined  
that children under10 must be accompanied by someone 16 or older. A  
16 year old can only accompany 2 children under 10. If there are more  
than 2, they must be with a parent.

**Washington County  
Non-Emergency  
Dispatch**  
**503-629-0111**

- Bookkeeping question??
- Email Vivian at  
bookkeeper@crosscreekhoa.org
- Or drop a note in CCHOA mail  
slot at the Rec Center





# CROSS CREEK TIMES

Volume#37 issue 8

August. 2011

## ASSOCIATION BOARD NOTES

Minutes for August 11, 2011

The regular monthly meeting was called to order by Pres Pam Mastrantonio

Board Members present: Pam, Kevin, Don, Denise, Kelli (quorum)  
Board Members absent: Dustin and Tom

Minutes for regular monthly meeting of July 14 were read approved as written

**Homeowner comments:** Homeowner was in attendance to express her concerns with a large tree adjacent to her lot. The tree is overgrown and is causing damage to her property. The tree was determined to be on a greenway or CrossCreek property and was passed on to maintenance to assess and handle. Another homeowner was asking about trimming trees and was assured that it was ok to trim the trees in question.

Lot 208 was here to see if any decision had been made about her question regarding white lights. The minutes have not yet been researched but will be so the concern is pending.

**President report:** Pam reported that Tom was going to try to make contact with Vial Fotheringham but they hadn't been able to discuss any Cross Creek business due to conflicting schedules.

**Treas:** Kelli and Vivian gave a very detailed report and announced that some funds came in from a past due homeowner that enabled them to deposit over \$8,000 into the reserves account.

Checking bal: \$15,409.08 Money Market bal: \$36,204.24

Reserves bal: \$70,757.64

**Pool:** There were a few rentals during July bringing in \$150. All swim classes were full. Bathroom checks were instituted for every 30 minutes.

**Maintenance:** Lee is replacing 2 of the old mailbox stanchions this summer. The stolen spring toy will be replaced with a new one at a cost of approximately \$943.00. Moving an old toy from another area was too big of a project to manage.

**Old Business:** Property Standards guidelines will be printed and distributed in the next few weeks. In order to save the expense of mailing them, board and staff will be delivering them.

*The above notes are a brief synopsis of the regular monthly minutes. Once minutes are approved at the next regular monthly meeting the full minutes will be available to read at our website -*

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*RV Lot*  
Denise Oest  
503-642-4544  
[RVLot@CrossCreekHOA.org](mailto:RVLot@CrossCreekHOA.org)

LOCK  
COMBINATION  
FOR  
June/July

5-8-3-0

## Staff Members

Emergency Contact for Rec Center:  
Emergency Contact :

Tom Williams 503-848-3977  
Lee Hoodenpyle 503-649-8625

Rec Center Rental: Julie Miller

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

CC Secretary/Times: Pat Mazzocco  
Bookkeeper: Vivian Sartor

503-649-0840  
[bookkeeper@crosscreekhoa.org](mailto:bookkeeper@crosscreekhoa.org)



## CROSS CREEK SERVICE DIRECTORY

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**Your Home  
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**Reasonable Rates!**

**Call Nancy @**

**503-642-0970**

**Or e-mail**

**Techsupport@bbdata.us**

### RV Storage

Located 3 miles south of Hillsboro, has covered and uncovered storage

Call Hans Steiner  
503-591-5072

The listings in this directory are for information only. The HOA does not endorse any service providers. Please check the legitimacy of any service or product and do so at your own risk.

There is no fee to place an ad. Simply give the Times editor a call or send an email.

Ads must be resubmitted every four months. Ads can be submitted multiple times.

New to the neighborhood?

Need a welcome packet??

Call Pat Mazzocco @  
503-649-0840

We'll see that a packet containing covenants is sent to you.

### Next Association Meeting Thurs Sept 8, 2011

**7:00 p.m.**

Refreshments will be served. We encourage everyone to attend the monthly Board meetings and to be an involved homeowner/resident.

#### Property Standards

Reminder that homeowners are responsible for keeping up the area between your fence and the curb. Oftentimes those areas are the ones noticed by visitors, prospective homeowners and in general, the rest of the development. Thanks!!

#### EARLY BIRD SWIMMERS

Please remember to turn your keys in to the mailbox at the Rec Center by **Sept 15** in order to get your deposit returned. Lee will need them for next year.

#### Motorized Vehicles

It has been brought to our attention that motorized vehicles have been using the development pathways. These vehicles, whether scooters or motor bikes, are not allowed on the pathways.

These are far too dangerous when we have senior citizens and small children using the same pathways.

Rebuilding or tearing down a fence? Homeowner Andy Vigil is willing to take the panels away for you.

He will be happy to pick them up.

Give Andy a call at 503-642-3114 and leave a message with your phone number.



### Neighbors Helping Neighbors

Do you need help taking care of your yard due to extenuating circumstance? Or perhaps you know your neighbor could use some help. Please give Denise Oest a phone call or send her an email. She heads up a group of volunteer homeowners who may be able to offer some help. Please give her a call to see if you qualify  
503-642-4544

#### Washington County Non-Emergency Dispatch

**503-629-0111**

#### Bookkeeping question??

Email Vivian at  
bookkeeper@crosscreek  
Hoa.org or drop a note  
in mail slot at the Rec  
Ctr.



# CROSS CREEK TIMES

Volume#37 issue 9

Sept 2011

## ASSOCIATION BOARD NOTES

Minutes for Sept 8, 2011

The regular monthly meeting was called to order by Pres Pam Mastrantonio

Board Members present: Pam, Tom, Kevin, Don, Denise, Kelli (quorum)  
Board Members absent: Dustin

Minutes for regular monthly meeting of Aug 11 were read approved as written

**Homeowner comments:** Homeowner was present to inquire about a structure in her neighbor's back yard and if anything had been done about the illegal structure. The issue has been addressed by property standards and they are still communicating with the homeowner. Another homeowner was present to appeal a violations letter with fine that she received.

A reminder to all homeowners that garbage and recycle cans must be out of sight. Even if you have a cyclone fence or gate, the cans must be kept out of view.

**President/VP report:** Tom reports that a resident reported a home that appeared to have been deserted. A lot of garbage was piled up on the side of the house, something has died in yard, and the backyard is extremely overgrown. A certified letter is being sent to the homeowner and after 10 days and no response, we can take action. The motion was made that after 10 days, to have Lee and Ron clean it up and bill the homeowner, or bank if foreclosed yet. Motion seconded and passed unanimously.

**Treas:** Kelli reports following balances.  
Checking bal: \$6,478.62 Money Market bal: \$36,204.24  
Reserves bal: \$70,757.64

**Pool:** There were a few rentals during August bringing in \$225. Pool closed smoothly for the summer.

**RV Lot:** Denise reports she has received some parking permit requests about the time they would expire—sometimes people wait too long to put in their request. She would like Pat to put a notice in the Times that if a resident needs a parking permit for an RV, dumpster or trailer in a hurry, to please just give her a call instead of putting the request in the mail slot in the Rec Ctr.

**Old Business:** The motion was made to mail the Property Standards Guidelines instead of delivering them. The motion was seconded and passed unanimously.

*The above notes are a brief synopsis of the regular monthly minutes. Once minutes are approved at the next regular monthly meeting the full minutes will be available to read at our website -*

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*RV Lot*  
Denise Oest  
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[RVLot@CrossCreekHOA.org](mailto:RVLot@CrossCreekHOA.org)

LOCK  
COMBINATION  
FOR  
Sept/Oct

1-0-5-1

## Staff Members

Emergency Contact for Rec Center:  
Emergency Contact :

Tom Williams 503-848-3977  
Lee Hoodenpyle 503-649-8625

Rec Center Rental: Julie Miller

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CC Secretary/Times: Pat Mazzocco  
Bookkeeper: Vivian Sartor

503-649-0840  
[bookkeeper@crosscreekhoa.org](mailto:bookkeeper@crosscreekhoa.org)





**Next Association Meeting Thurs Oct 13, 2011**  
**7:00 p.m.**  
Refreshments will be served. We encourage everyone to attend the monthly Board meetings and to be an involved homeowner/resident.

CROSS CREEK SERVICE  
DIRECTORY

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Call Hans Steiner  
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New to the neighborhood?  
Need a welcome packet??  
  
Call Pat Mazzocco @  
503-649-0840  
We'll see that a packet containing covenants is sent to you.

**REMINDER**  
**If you need a parking permit quickly, please email or call Denise (phone # on front page) If you put your request in the mail slot at the Rec Ctr, the mail not be picked up for a few days, delaying the permit.**  
**Permits must be issued for dumpsters, utility trailers as well as a RV. You can only have 48 hours without a permit.**

**Trimming Trees**  
  
It is almost time to start raking leaves and leaf pick up to begin. With the last few days of summer forecasted, its time to trim up the tree branches. They need to be trimmed to 10 feet or more above the street. This will enable the trucks to get under the limbs safely.

**Street Lights**  
Recently we've had a lot of requests from residents that their street lights are out and to please call the utility co  
To report the street light out, call PGE, after looking at the pole the light is on. There is probably a metal tag, round or oval, at about eye level. On the tag are some numbers, one is the streetlight's map number and the other is the pole number. PGE will ask for those numbers and then be out in a few days.  
So if you notice your street light is out, it just takes a minute to report. This is not an HOA responsibility.

*Covenants and Property Standards*  
*We've just sent out the revised property standards guidelines. If you have not received them, or you need a packet with the covenants, please let us know by leaving a message or dropping a note in the rec ctr mail slot*

**Washington County**  
**Non-Emergency**  
**Dispatch**  
  
**503-629-0111**

**TUTOR AVAILABLE**  
  
Tutoring in high school/college chemistry and physics by a retired college chemistry professor.  
  
Reasonable rates  
  
Contact Dr. Bruce McClelland  
@ 503-816-3014 or  
bmcclelland@cocc.edu

**FOR SALE**  
5th-wheel trailer hitch, Hi-jacker brand, double-pivot slider, 16K capacity, covered when not in use. \$500.00  
  
5th-wheel tailgate, premium Custom Flow brand fits Ford 1998-2010 F-250 and F-350. No rust \$250  
  
7-station home gym, Weider brand, very good condition \$200  
  
Call Richard  
503-313-6013

Rebuilding or tearing down a fence? Homeowner Andy Vigil is willing to take the panels away for you. He will be happy to pick them up.  
Give Andy a call at 503-642-3114 and leave a message with your phone number.

Bookkeeping question??  
Email Vivian at  
bookkeeper@crosscreek  
Hoa.org or drop a note in mail slot at the Rec



# CROSS CREEK TIMES

Volume#37 issue 10

October 2011

## ASSOCIATION BOARD NOTES

Minutes for Oct 13, 2011

The regular monthly meeting was called to order by Pres Pam Mastrantonio

Board Members present: Dustin, Denise, Don, Kevin, Kelli (quorum present)

Board Members absent: Pam, Tom

Staff members present: Pam, Vivian

Minutes for regular monthly meeting of Sept were read. Some discussion occurred around whether just "homeowner" should be used or whether a lot # can be used when describing an action at the board meeting. Pat mentioned that if just "homeowner" is used, then we have no way to research that particular item if it ever needed to be researched. The board agreed to use lot # in this particular case and approved the minutes.

**Homeowner comments:** A homeowner was present to make an appeal to waive the property standards fine she received. Part of the situation was that she had left town asking neighbors to take care of her garbage cans etc. The motion was made to waive her fine, seconded and passed unanimously

**Treas:** Kelli reported that approximately 80% of homeowners have paid their dues for this year and around 64 have not yet paid. This was in answer to a question asked by Don at the previous meeting.

Checking bal: \$3,571.56 Money Market bal: \$36,214.90

Reserves bal: \$70,797.16

**Pool:** There were a few rentals during bringing in \$80. Pool closed smoothly for the summer.

**RV Lot:** Denise reports that the RV Lot is full and she is starting a new waiting list for spaces. They will need to be a small RV or a utility trailer; Pat will put a blurb in the Times. She is also researching a way to keep the gates open while people are getting their vehicles/trailers out. She also will be talking with Lee about keeping the weeds down for the winter.

**Prop Standards:** Letters are being sent and there are a couple of problems where more action is being considered.

**Maintenance:** The culvert has been replaced, tree downed. General fall maintenance taking place. Lot 185 has been cleaned up and property billed.

**New Business:** Don mentioned a couple of trees may need to be topped or cut down around the pool, he will research with Lee. Pat mentioned webmaster no longer in business but hasn't heard from new person yet. Minutes etc have not been posted.

*The above notes are a brief synopsis of the regular monthly minutes. Once minutes are approved at the next regular monthly meeting the full minutes will be available to read at our website -*

[WWW.CrossCreekHOA.org](http://WWW.CrossCreekHOA.org).

*President*  
Pam Mastrantonio  
[President@CrossCreekHOA.org](mailto:President@CrossCreekHOA.org)

*Vice President.*  
Tom Williams  
[VP@CrossCreekHOA.org](mailto:VP@CrossCreekHOA.org)

*Property Stds.*  
Dustin Woodhouse  
[PropStandards@CrossCreekHOA.org](mailto:PropStandards@CrossCreekHOA.org)

*Treasurer*  
Kelli Hormel  
[Treasurer@CrossCreekHOA.org](mailto:Treasurer@CrossCreekHOA.org)

*Maintenance*  
Don Duncan  
503-649-9591  
[Maint@CrossCreekHOA.org](mailto:Maint@CrossCreekHOA.org)

*PoolRec. Center*  
Kevin Miller  
[Reccenter@CrossCreekHOA.org](mailto:Reccenter@CrossCreekHOA.org)

*RV Lot*  
Denise Oest  
503-642-4544  
[RVLot@CrossCreekHOA.org](mailto:RVLot@CrossCreekHOA.org)

LOCK  
COMBINATION  
FOR  
Sept/Oct

4-5-4-4

## Staff Members

Emergency Contact for Rec Center:  
Emergency Contact :

Tom Williams 503-848-3977  
Lee Hoodenpyle 503-649-8625

Rec Center Rental: Julie Miller

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

CC Secretary/Times: Pat Mazzocco  
Bookkeeper: Vivian Sartor

503-649-0840  
[bookkeeper@crosscreekhoa.org](mailto:bookkeeper@crosscreekhoa.org)



CROSS CREEK SERVICE  
DIRECTORY

**PC REPAIR & TRAINING**  
**Your Home**  
**(anytime)**  
**Reasonable Rates!**  
**Call Nancy @**  
**503-642-0970**  
**Or e-mail**  
**Techsupport@bbdata.us**

**RV Storage**  
Located 3 miles south of Hills-  
boro, has covered and uncov-  
ered storage

Call Hans Steiner  
503-591-5072

The listings in this directory  
are for information only. The  
HOA does not endorse any ser-  
vice  
providers. Please check the  
legitimacy of any service or  
product and do so at your own  
risk.  
There is no fee to place an ad.  
Simply give the Times editor a  
call or send an email.  
Ads must be resubmitted every  
four months. Ads can be submit-  
ted multiple times.

New to the neighbor-  
hood?  
Need a welcome  
packet??  
Need a copy of Property  
Standards guidelines?

Call Pat Mazzocco @  
503-649-0840  
We'll see that a packet  
is sent to you.

**Next Association Meeting Thurs Nov 10, 2011**  
**7:00 p.m.**  
Refreshments will be served. We encourage everyone to attend the monthly Board  
meetings and to be an involved homeowner/resident.

**Washington Country Drug  
Turn-In**

Saturday, **10/29/2011**  
10:00AM—2:00PM  
**Aloha High School**

**Accepted items:** Any unwanted pre-  
scription and over-the-counter medi-  
cines:  
Pills or syrups  
Current or expired

**Not accepted:**  
Illegal drugs  
Any medical waste or trash  
Thermometers, syringes, needles  
IV solutions, lotions or creams

The service is free and anonymous—  
no questions asked.

**Trimming Trees**

It is almost time to start raking leaves  
and leaf pick up to begin. With the  
last few days of summer forecasted,  
its time to trim up the tree branches.  
They need to be trimmed to 10 feet or  
more above the street. This will en-  
able the trucks to get under the limbs  
safely.

**Street Lights**

Recently we've had a lot of requests  
from residents that their street lights  
are out and to please call the utility co  
To report the street light out, call  
PGE, after looking at the pole the light  
is on. There is probably a metal tag,  
round or oval, at about eye level. On  
the tag are some numbers, one is the  
streetlight's map number and the  
other is the pole number. PGE will  
ask for those numbers and then be  
out in a few days.  
So if you notice your street light is  
out, it just takes a minute to report.  
This is not an HOA responsibility.

**Washington County  
Non-Emergency  
Dispatch**

**503-629-0111**

**TUTOR AVAILABLE**

Tutoring in high school/college  
chemistry and physics by a  
retired college chemistry pro-  
fessor.

Reasonable rates

Contact Dr. Bruce McClelland  
@ 503-816-3014 or  
bmcclelland@cocc.edu

**FOR SALE**

5th-wheel trailer hitch, Hi-  
jacker brand, double-pivot  
slider, 16K capacity, cov-  
ered when not in use.  
\$500.00

5th-wheel tailgate, pre-  
mium Custom Flow brand  
fits Ford 1998-2010 F-250  
and F-350. No rust \$250

7-station home gym, Wei-  
der brand, very good con-  
dition \$200

Call Richard  
503-313-6013

**RV LOT**

Denise is taking names  
for a list of folks needing  
RV storage. If you have a  
small RV or utility trailer,  
please give her a call or  
send an email with your  
name, and lot number.  
Ph # on front of Times.

**Bookkeeping ques-  
tion??**  
Email Vivian at  
bookkeeper@crosscreek  
hoa.org or drop a note in  
mail slot at the Rec Ctr.