



# CROSS CREEK TIMES

Volume#38 issue 01

January 2012

## ASSOCIATION BOARD NOTES

### President

Pam Mastrantonio  
President@CrossCreekHOA.org

### Vice President.

Tom Williams  
VP@CrossCreekHOA.org

### Property Stds.

Dustin Woodhouse  
PropStandards@CrossCreekHOA.org

### Treasurer

Kelli Hormel  
Treasurer@CrossCreekHOA.org

### Maintenance

Don Duncan  
503-649-9591  
Maint@CrossCreekHOA.org

### Pool/Rec. Center

Kevin Miller  
Reccenter@CrossCreekHOA.org

### RV Lot

Denise Oest  
503-642-4544  
RVLot@CrossCreekHOA.org

### December 2011 meeting

Due to a last minute emergency, the December meeting did not convene.

### January 12, 2012 meeting

Board members present: Tom, Denise, Kevin, Kelli, Dustin  
Board members absent: Pam, Don

The regular monthly board meeting was called to order by VP Tom Williams. The minutes for November were read and approved as written.

Treasurer: Checking bal: \$922.10 Reserves: \$70,811.40 Money Market: \$28,714.90 Taxes are on track. Feb 15, new statements go out to homeowners.

Rec Center: Kevin turned in \$200 for Rec center rentals and reported the Ping Pong Table netting is unraveled. Lee has a replacement net stored.

Property Stds: Dustin reports all is well, letters are being sent, although not many and the illegal shed has been removed.

Maintenance: Lee is just getting things done. Tom asked Lee to make up a job list and a contact list of people/companies he uses.

RV Lot: Denise reports no problems, just taking names for an ongoing list when spaces come available

Old Business: Board member notebooks are being worked on, a format doesn't have to be followed only the responsibilities each office has, projects being worked on and contact used.

Bathrooms; Lee mentioned he wanted to paint the woodwork and large cabinets. The bathroom and potential remodel will be discussed at the next board meeting.

New Business: Our old webmaster closed her business and turned it over to a new business. He appears to be trying to work with us but we'd like to explore other options. Board members will review by-laws to interpret them and determine what options may be available

Meeting adjourned 7:35pm

*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).

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  
Bookkeeper: Vivian Sartor

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



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503-642-0970  
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boro, has covered and uncov-  
ered storage

Call Hans Steiner  
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TUTOR AVAILABLE

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chemistry & physics by a re-  
tired college chemistry profes-  
sor

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

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.

New to the neighborhood?  
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 Feb 09, 2012  
7:00 p.m.

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

Help Wanted

Staff position for the Cross Creek  
HOA. Rec Center Coordinator po-  
sition is opening and is a paid staff  
position. If interested, please  
contact any board or staff, leave a  
note in the box at the Rec Ctr or  
attend the next board meeting.

Police Activity

We've had a lot of police  
activity in our neighbor-  
hood lately.  
We've been asked to alert  
everyone to keep your  
doors and windows locked  
and porch lights on at  
night.  
In addition, please keep  
car doors locked, and you  
might consider a lock on  
your shed doors.

Non-Emergency Dispatch  
503-629-0111

PROPERTY STANDARDS

In making our recent rounds during early January, we've noticed several  
homes with a lot of leaves still covering their front yards. Please remember  
not to rake them into the streets, the last round for pickup was made in No-  
vember. Please use your yard debris can to dispose of them.

We also need to remind everyone that it is time for the Christmas lights  
and ornamentation to come down. Our guidelines say they can stay up  
two weeks past the holiday.

We have room for anyone else who might like to join our Property Stan-  
dards group and walk an area with us. We meet once a month and walk a  
route once per month. Drop Dustin an email or drop a note in the Rec  
Ctr drop box with your name and phone #.

MASSAGE SPECIALS

1 hr Swedish Massage \$60  
(regular \$75)  
90 min Swedish Massage \$90  
(regular \$110)

Coupon Required

Jill Eklund

Email: info@JillEklund.com  
503-649-5100 appointments

Bookkeeper & Treasurer

Just a reminder that the an-  
nual HOA dues statements  
will be sent out on February  
15.

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.

Washington County  
Non-Emergency  
Dispatch

503-629-0111





# CROSS CREEK TIMES

Volume#38 issue 02

March 2012

## ASSOCIATION BOARD NOTES

Meeting of February 9, 2012

The regular monthly meeting was called to order by Pres Pam Mastrantonio. Minutes for January were read and approved as written. One Property Improvement Proposal was submitted and approved for lot 246. General reports were given, rental money was submitted.

**Old Business:** Board and staff submitted job descriptions for review and will be reviewed by Tom and Pam. Some type of formal will be utilized so they will all be uniform for in the Board member notebooks. Tom also mentioned that he felt the Vice-President should be responsible for staff salaries etc. That way if there was any question re hours, responsibilities there would be one person to speak with. **Bathrooms:** There is some money left from the special assessment to allow some bathroom improvements in the Rec Ctr. Don will get quotes on new cabinets, sinks and countertops. Paints will be discussed at the next meeting.

**New Business:** Rec Ctr Coordinator position; Julie needs to resign her position and would like to suggest that the Rec Ctr Board position take over the responsibility. She feels that the board position doesn't have so much responsibility that they cannot do it. The HOA would also be saving that salary every month. Tom made the motion to combine the Rec Ctr board position and Rec Ctr coordinator and see how it goes. Motion seconded and passed unanimously. The motion was also made to dismiss the monthly refreshments at the board meetings with the exception of the annual meeting. Motion was seconded and passed.

Meeting of March 8, 2012

Meeting called to order by Dustin Woodhouse. Quorum not available so minutes for Feb will be approved at April regular monthly meeting.

Two homeowners were present to discuss property standard violation notices they had received

Monthly reports were given

**Old Business:** Cabinets have been ordered and will be installed within the next two weeks. The cabinets will have formica tops, sinks have also been ordered. All will be installed during the week so weekend rentals will not be interfered with.

**New Business:** Denise volunteered to bring refreshments for the annual meeting on April 19th.

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

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503-649-9591  
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*RV Lot*  
Denise Oest  
503-642-4544  
[RVLot@CrossCreekHOA.org](mailto:RVLot@CrossCreekHOA.org)

LOCK  
COMBINATION  
FOR  
Mar/Apr

3-9-7-7

## 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)



## Next Association Meeting Thurs April 12, 2012

7:00 p.m

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

## CROSS CREEK SERVICE DIRECTORY

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Or e-mail  
Techsupport@bbdata.us

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503-591-5072

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Tutoring in high school/college chemistry & physics by a retired college chemistry professor

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

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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.

New to the neighborhood?  
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.

## REMINDER

Our annual meeting is quickly approaching and hope that many of you will be able to attend.

We do have some board positions open so consider making a nomination or volunteer to serve.

The annual meeting will be Thursday, April 19. Refreshments will be available at 7:00pm and meeting will begin at 7:30.

## One Stop Construction

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- ◇ Handyman Services
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- ◇ Cross Creek resident
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Chris Cannon—503-313-4565  
www.onestopconstruction.net  
Chris@onestopconstruction.net

## MASSAGE SPECIALS

1 hr Swedish Massage \$60  
(regular \$75)  
90 min Swedish Massage \$90  
(regular \$110)

Coupon Required  
Jill Eklund

Email: info@JillEklund.com  
503-649-5100 appointments

## Washington County Non-Emergency Dispatch

503-629-0111

## Free Community Shred Day Hosted by Washington Co Sheriff's Dept

Saturday April 7th  
9AM—12:00PM  
Rite Aid Parking Lot  
20225 SW TV Hwy  
Aloha, Or  
Limit of two paper bags  
full per carload  
Perfect way to dispose of  
those canceled checks and  
medical documents

## BUY LINE

Do you have something to sell or trade?? You can advertise it in the Times, just give the Times editor a call or drop a note in the Rec Ctr mailbox.

Teens, do you have a dog walking or babysitting service to offer?? You can advertise here too, just give the Times editor a call.

## Police Activity

We've had a lot of police activity in our neighborhood lately. We've been asked to alert everyone to keep your doors and windows locked and porch lights on at night. In addition, please keep car doors locked, and you might consider a lock on your shed

## 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.



# CROSS CREEK TIMES

Volume#38 issue 03

April 2012

## ASSOCIATION BOARD NOTES

Meeting of April 12, 2012

The regular monthly meeting was called to order by Pres Pam Mastrantonio. Board members present were: Pam, Tom, Dustin, Kelli, Denise and Kevin. Board member absent: Don Duncan.

Minutes for Feb and March were read and approved as written.

A couple of homeowners submitted PIP's which were approved.

**Pres & VP report:** Job descriptions are not completely reviewed yet but in the process. The board is putting together complete job descriptions for each board member as well as staff members are putting together theirs. In the process, the board is trying to think of budgeting for the future and cut any costs necessary to stay within the budget. The board is also reviewing the collections and filing of liens process. Research is underway.

**Treas:** Checking: \$12,938.38; Reserves: \$72,251.40 and Money Market acct: \$23,714.90. Budget was approved for the next fiscal year. Don suggested, per Denise, that we have another special assessment in order to buy a big toy and Lee said that the asphalt pathways need to be paved. Tom indicated that we need to start looking toward the future in the next few budgets and it isn't appropriate at this time and with this economy to discuss raising dues or assessments.

**Maintenance:** Lee reports that it is time to start looking for lifeguards. Lee also reports several items that need to be repaired in the pool, needing new drains etc with anticipated cost of \$1,592. Motion was made, seconded and passed unanimously to approve with the repairs coming out of the reserves fund.

**RV Lot:** Denise has asked Lee to look into the weed control chemicals for the RV Lot and Bungee cords on gates to keep the gates from swinging as vehicles are backing in or out.

### Annual Meeting-April 19, 2012

Meeting was called to order by Pres Pam Mastrantonio. Pam gave a "State of the Neighborhood" address with accomplishments and goals for the future. Each committee or board member gave a brief report in their area of expertise. A few homeowners had suggestions or comments.

Four board positions were available and nominations were made by the nominating committee. Nominated and elected were:

Pam Mastrantonio  
Denise Oest

Christie Wedlake  
Kelli Hormel

*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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[Maint@CrossCreekHOA.org](mailto:Maint@CrossCreekHOA.org)

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

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

LOCK  
COMBINATION  
FOR  
Apr/May

## Staff Members

Emergency Contact for Rec Center:  
Emergency Contact :

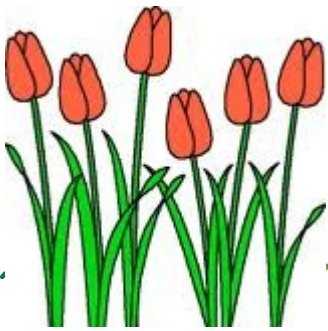
Tom Williams 503-848-3977  
Lee Hoodenpyle 503-649-8625

Rec Center Rental:

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

CC Secretary/Times: Pat Mazzocco  
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Cross Creek resident  
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**Chris Cannon-503-313-4565**  
[Www.onestopconstruction.net](http://www.onestopconstruction.net)  
[Chris@onestopconstruction.net](mailto:Chris@onestopconstruction.net)



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legitimacy of any service or  
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Simply give the Times editor a  
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Ads must be resubmitted every  
four months.

**Next Association Meeting Thurs May 10, 2012**  
**7:00 p.m**  
We encourage everyone to attend the monthly Board  
meetings and to be an involved homeowner/resident.

*POOL*

Lee is looking for qualified  
lifeguards for the pool this  
summer.  
You need to be 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

**TO ALL RESIDENTS:**

Please keep in mind that the Rec  
Ctr parking is for those who are  
renting the Rec Ctr or attending  
meetings there. It is not for eve-  
ryday parking by residents.  
We've noted recently that cars  
have been parked in the lot for  
several days at a time.

**PROPERTY STANDARDS**

The property standards com-  
mittee needs some help. We've  
recently lost a couple of volun-  
teer walkers and need someone  
( or two )to walk an assigned  
route. Doesn't take long and  
we're starting to get some beau-  
tiful weather!! Please email Dus-  
tin, drop a note in the Rec Ctr  
mailbox or call the Rec Ctr voice  
mail with your name & phone num-  
ber. We'd appreciate the help in  
keeping our neighborhood beauti-  
ful. We do have some really nice  
landscapes in our development!!

**RV LOT**

Please be watching your email  
for your renewal paperwork  
and invoices to renew your  
RV Lot space. In an effort to  
save money, the invoices will  
be emailed this time. Any  
questions, call Denise.

**Atten: Pet Walkers**  
We've heard a lot of complaints  
lately about pet feces being found  
on the walkways or in yards.  
Please take a plastic bag with  
you to pick up after your pet as a  
courtesy to all of your neighbors.  
Also that we do have a leash law  
in Washington county that we are  
advised to follow.

**Property Improvement Proposals**

If you are thinking of painting, re-  
modeling, landscaping, replacing a  
fence, you'll probably be needing  
approval. Forms (PIPs )can be  
found online or at the Rec Ctr. Our  
website, [www.crosscreekhoa.org](http://www.crosscreekhoa.org) has  
a forms section, where you can print  
it out.  
Please bring the form to our board  
meeting if you need immediate ap-  
proval. If you mail it, or drop it off at  
the Rec Ctr, it may take awhile before  
it is seen and reviewed.

**Washington County  
Non-Emergency  
Dispatch**

**503-629-0111**


\*\*\*\*\*

**New to the area?**

Please drop a note to our book-  
keeper if you are moving in or out.  
If you are a renter, we still need to  
know your name and address. If  
you are a homeowner and moving,  
we need to know your forwarding  
address or the name of the new  
homeowner so we can stop send-  
ing mail to the wrong person.

If you need a copy of the cove-  
nants or Property Standards Rules  
and Regulations, please call Pat  
Mazzocco for a copy.

\*\*\*\*\*





# CROSS CREEK TIMES

Volume#38 issue 04

May 2012

## ASSOCIATION BOARD NOTES

Meeting of May 10, 2012

The regular monthly meeting was called to order by Pres Pam Mastrantonio. Board members present were: Pam, Dustin, Kelli, Denise and Christy (quorum present)

Board members absent: Don Duncan, Tom Williams

Minutes for April regular meeting and annual meetings were read and approved as written.

A few homeowners submitted PIP's, all were approved.

**Treas:** Checking: \$12,938.38; Reserves: \$72,251.40 and Money Market acct: \$23,714.90.

**Maintenance:** Bathroom remodel on track, Pam and Dustin have volunteered to paint the high areas. Weeds still need to be sprayed in the RV Lot and islands. The pool deck and concrete still needs to be pressure washed before the pool is opened.

**New Business:** Pool opening Saturday, June 16. Once again Pam is donating popsicles for 3rd annual "Pop in for a Popsicle" pool opening, celebrate the beginning of summer event.

National Night Out will be August 7 and we'll be hosting a barbeque again. The motion was made to spend up to \$264 for this annual event, seconded and passed unanimously.

Annual Neighborhood Garage sale will be Saturday, Aug 4th with Denise organizing. More details will be published as they become available and events draw closer.

**Board positions;** elected were Pam Mastrantonio, Kelli Hormel, Denise Oest and Christy Wedlake. Pam and Denise will maintain their same positions, Kelli will move to Pool/Rec Ctr position and Christy will take the office of Treasurer. The motion was made re board positions, seconded and passed unanimously.

**Homeowner comments:** Homeowner, Cheryl Wrezenski, voiced concerns regarding the billing for and monies being used in the RV Lot, definitions and enforcement of the property standards, and the covenants adopted under the previous board. The BOD will look into her concerns and report back at the next regular monthly meeting.

Another homeowner made some comments about a property standards violation and although he disagreed with the violation, he did take care of the issue and wanted the board to know it was taken care of.

*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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LOCK  
COMBINATION  
FOR  
May/June

## Staff Members

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Emergency Contact :

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Lee Hoodenpyle 503-649-8625

Rec Center Rental: Kelli Hormel

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CC Secretary/Times: Pat Mazzocco  
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Much, much more  
Cross Creek resident  
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**Chris Cannon**-503-313-4565  
Www.onestopconstruction.net  
Chris@onestopconstruction.net



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product and do so at your own  
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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.

**Next Association Meeting Thurs June 14, 2012**  
**7:00 p.m**  
We encourage everyone to attend the monthly Board  
meetings and to be an involved homeowner/resident.

**POOL OPENING NEWS!!!**

The pool opens this year on Saturday, June 16. Once again, Pam Mastrantonio is donating popsicles for the third annual "POP IN FOR A POPSICLE" FROM 11:30 AM TO 3:30 PM Sign up for swim lessons, meet the lifeguards, say hi to friends and pay your dues, if you haven't already. Help us celebrate the start of summer .....11:30 AM—3:30pm See you then!!

Swim lessons are \$30 per session. Sessions are:  
July 2—13 July 23-Aug 3 Aug 13-24

**Other Reminders**  
Pool schedule will be posted on the doors at the Rec. Ctr.

Please fill out the registration before heading over to swim. Registra-  
tion forms can be found on our website and there will be a few forms  
at the Rec Ctr by the kitchen door.

**FOR SALE**

Fifth-wheel trailer hitch, Hi-  
jacker-brand double-pivot  
slider 16K capacity, covered  
when not in use. New in 2006.  
\$400 or best offer  
Fifth-wheel tailgate, premium  
Custom-Flow brand fits Ford  
1998-2012 F-250 and F-350.  
No rust, new in 2006.  
\$200 or best offer.  
503-313-6013  
Ask for Richard

**THANK YOU!!!!!!**

The board and staff send out a hearty **THANK YOU** to outgoing board mem-  
ber Kevin Miller for all his hard work  
and contributions as Pool/ Rec Ctr  
board member.  
We also thank Julie Miller for her ef-  
forts and contributing so much time. as  
Rec Ctr Coordinator . Several improve-  
ments were made due to the Millers.  
Julie formed a small children's library  
where she and her kids donated time  
and books. She also made the recom-  
mendation that the Rec Ctr board po-  
sition & coordinator be combined which  
saves the HOA funds. Again, thanks  
for your work!!

**WASHINGTON COUNTY  
Non-Emergency Dispatch**

**503-629-0111**

**Property Standards Help Needed**  
If you can donate an hour or so a  
month, we could use your help walking  
an assigned area.  
Please contact Dustin.

**Property Improvement Proposals**

If you are thinking of painting, remodel-  
ing, landscaping, replacing a fence, you'll  
probably be needing approval. Forms  
(PIPs )can be found online or at the Rec  
Ctr. Our website, www.crosscreekhoa.org  
has a forms section, where you can print it  
out.  
Please bring the form to our board meet-  
ing if you need immediate approval. If you  
mail it, or drop it off at the Rec Ctr, it may  
take awhile before it is seen and reviewed.

**New to the area?**

Please drop a note to our book-  
keeper if you are moving in or out.  
If you are a renter, we still need to  
know your name and address. If  
you are a homeowner and moving,  
we need to know your forwarding  
address or the name of the new  
homeowner so we can stop send-  
ing mail to the wrong person.

# CROSS CREEK TIMES

Volume#38 issue 04

June 2012



## ASSOCIATION BOARD NOTES

Meeting of June 14, 2012

The regular monthly meeting was called to order by Pres Pam Mastrantonio. Board members present were: Pam, Tom, Dustin, Kelli, Denise and Christy (quorum present)

Board members absent: Don Duncan

The minutes for the May regular meeting were read and approved as they now stand. A suggestion for an amendment may be presented at another time.

A few homeowners submitted PIP's, all were approved.

**Pres & VP :** Tom reports that much of their time this past month has been taken in reviewing homeowner complaints and concerns.

**Treasurer:** The motion was made to transfer \$8,098.34 to reserves. Motion was seconded and passed unanimously. Checking acct has a balance of \$18,864.31; Reserves bal is \$72,781.40 and Money Market balance is \$23,714.90.

**Property Standards:** We are still short a couple of people for walkers. Volunteers would be greatly appreciated. Contact property standards for info.

**Maintenance:** Lee reports he still needs to make repairs to a bridge and that he and Ron are behind in mowing due to the tractor breaking down. He was also asked to trim back the shrubs next to the tennis court on 203rd.

**Old Business:** We've had a few incidents of vandalism at the Rec Ctr and a homeowner presented a bid to install a camera. BOD felt the bid was too expensive. Lee bought posts and painted for the front lawn without approval before the board had a chance to explore other options. Tom made the motion that since the posts were already purchased and painted to move forward with installation and that he would work with Lee for proper placement. Motion was seconded and passed unanimously.

**New Business:** Large purchases without full board approval were brought up and Lee reported that Don approved purchasing the front lawn posts via email.

**Homeowner comments:** Lot # 156, homeowner has reviewed minutes for the last five years, referred to repeated transfer of monies from one account to another and questioned the wisdom of that. He also referred to the special assessment and that he has not seen any reference to that since May 2010. It was explained that the money was tracked, not opening a specific account, but tracked the expenditures. The money has been spent on the agreed upon list and with the remodel of the bathrooms, it is mostly exhausted. He also questioned the Reserve acct and purpose: We are required to have a Reserve account to make repairs etc on our assets and are trying to reach that goal of approximately \$100,000 based on a percentage of the HOA assets.

Lot 190, had questions at our last board meeting which the BOD researched. She questioned the Revised Property Standard Rules because she felt they were in direct conflict with the covenants. Per ORS94.630A and Vial Fotheringham, we have the right to form property standards. Re the certificate of insurance, our agent assures us we are completely covered and in compliance.

*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.*  
[PropStandards@CrossCreekHOA.org](mailto:PropStandards@CrossCreekHOA.org)

*Treasurer*  
Christy Wedlake  
[Treasurer@CrossCreekHOA.org](mailto:Treasurer@CrossCreekHOA.org)

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

*Pool/Rec. Center*  
Kelli Hormel  
[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

## Staff Members

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

:

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

Rec Center Rental: Kelli Hormel

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

CC Secretary/Times: Pat Mazzocco  
Bookkeeper: Vivian Sartor

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



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boro, has covered and uncov-  
ered storage  
  
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Much, much more  
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Simply give the Times editor a  
call or send an email.  
Ads must be resubmitted every  
four months.

**Next Association Meeting Thurs July 12, 2012**  
**7:00 p.m**  
We encourage everyone to attend the monthly Board  
meetings and to be an involved homeowner/resident.

**POOL SCHEDULE—ABBREVIATED**  
5-8:00AM Mon-Sun—Early Bird Swim  
8-9:00 AM Mon-Sun—Closed  
9-11:30AM Mon-Fri—Swim Lessons  
Noon-5:50PM Mon-Sun- Open Swim  
6-6:50 PM Mon-Thurs- Family Swim Sat-Sun—Open Swim  
FRIDAY EVENINGS POOL MAY BE CLOSED FOR PARTIES  
7:00-7:45 PM Mon—Sun Open Swim  
**FULL SCHEDULE POSTED AT POOL**

**TIMES DELIVERY PERSON**  
We are looking for a person to  
deliver the Cross Creek Times  
one weekend per month. This is  
a paid staff position. Usually  
takes around 4 hours to deliver.  
Please call Pat Mazzocco if you  
are interested 503-649-0840

**BOARD MEMBER NEEDED**  
The board is in need of an-  
other member. If you would  
like to volunteer your time  
and expertise or would like to  
nominate someone else,  
we'd be happy to hear from  
you.  
Please contact Tom Wil-  
liams,  
VP@crosscreekhoa.org or  
drop a note at the Rec Ctr  
letting him know of your in-  
terest.

**THANK YOU!!!!**  
We would like to send a special  
thank you to **Cathy Watkins** who  
has delivered our Cross Creek  
Times over the past several years.  
She has delivered through the cold  
and the heat and we really appreci-  
ate her efforts over the years.  
Another huge thank you to **Dus-  
tin Woodhouse** who recently re-  
signed from our BOD due to per-  
sonal commitments. He served  
for the last two years tirelessly,  
as our Property Standards Chair-  
person. He has done a tremendous  
job, made a lot of positive changes  
and even found the time to organ-  
ize some help for a long time resi-  
dent. You are both appreciated!!

**Property Standards**  
Reminder to all homeowners/  
residents that you are respon-  
sible for weeds and mowing  
the area between your fence  
and the curb.  
Oftentimes these are the ar-  
eas that are first noticed by  
visitors to our area.  
We all appreciate your at-  
tention to these areas.

**FOR SALE**  
Fifth-wheel trailer hitch, Hi-  
jacker-brand double-pivot  
slider 16K capacity, covered  
when not in use. New in 2006.  
\$400 or best offer  
Fifth-wheel tailgate, premium  
Custom-Flow brand fits Ford  
1998-2012 F-250 and F-350.  
No rust, new in 2006.  
\$200 or best offer.  
503-313-6013  
Ask for Richard

**New to the area?**  
Please drop a note to our book-  
keeper if you are moving in or out.  
If you are a renter, we still need to  
know your name and address. If  
you are a homeowner and moving,  
we need to know your forwarding  
address or the name of the new  
homeowner so we can stop send-  
ing mail to the wrong person.



# CROSS CREEK TIMES

Volume#38 issue 04

July 2012

## ASSOCIATION BOARD NOTES

Meeting of July 12, 2012

The regular monthly meeting was called to order by Denise Oest

Board members present were: Denise, Christy and Don Duncan (quorum not available)

Board members absent: Pam, Tom, Kelli - all excused

Staff members present: Vivian, Lee

Staff members absent: Pat (ill-excused)

The minutes for the June meeting were not available and a quorum was not available to make any decisions. Tabled until August meeting.

One homeowner present to submit a PIP

**Maintenance:** Lee reported that he and Ron are still behind and catching up with mowing etc. They have been working on weeds in the RV Lot. He also would like to spread some bark dust in the play areas.

**RV LOT:** Denise husband treated the RV Lot weeds. Denise reports that the due date has passed for dues. She also reports that several space renters have become careless leaving tarps etc in their spaces when they are to be kept clean.

**Prop Standards:** We are still short a couple of walkers, volunteers would be greatly appreciated. Contact PropStandards@CrossCreekHOA.org for info.

**Old Business: Annual Garage Sale;** Denise is organizing once again. Sign up sheet is in the Rec Center. Pat will put blurb in the Times that the sale will be August 3 & 4, name and lot number will be needed and they can email Denise to register.

**National Night Out Barbeque** will be Tues, Aug 7th. All residents invited to join and bring sides, salads or desserts. The HOA will provide hamburgers, hotdogs, buns, condiments and beverages. Pat volunteered to do the shopping while Daryl Oest and Jim Mazzocco will man the grills.

**TREAS:** Vivian answered questions regarding liens, last month's deposit to the Reserve account and distributed HOA balance and profit and loss statements. Her report was delayed due to being called away to handle a homeowner issue regarding delinquent dues.

**Homeowner comments:** A continuation of a homeowner comments/complaints about the validity of the property standards documents. The board will follow up on comments re HOA insurance and potential savings on premiums by raising our deductibles.

*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).

## Staff Members

Emergency Contact for Rec Center:  
Emergency Contact :

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

Rec Center Rental: Kelli Hormel

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

CC Secretary/Times: Pat Mazzocco  
Bookkeeper: Vivian Sartor

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

LOCK  
COMBINATION  
FOR  
July/Aug



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Techsupport@bbdata.us

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Located 3 miles south of Hills-  
boro, has covered and uncov-  
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Call Hans Steiner  
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Much, much more  
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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.

**Next Association Meeting Thurs Aug 9, 2012**  
**7:00 p.m**  
We encourage everyone to attend the monthly Board  
meetings and to be an involved homeowner/resident.

**Annual Neighborhood Garage Sale**  
Fri and Sat, Aug 3 & 4, 8:00am—4:00pm  
The HOA will provide advertising and put signs at the en-  
trances to CrossCreek. Participants should post signs for their  
own streets and houses. Be creative!!  
All residents are invited to join in and maybe make some room  
in the garage! Last years sale was a huge success!  
There is a sign up sheet at the Rec Ctr or you can email De-  
nise at DeniseCCHOA@AOL.com with your name and lot number

\*\*\*\*\*  
**NATIONAL NIGHT OUT BAR-BE-QUE!!!**  
Tues, Aug 7, 6:00pm-8:00pm  
Bring your favorite side dish, salad or dessert to share and join  
us for hamburgers and hotdogs at this fun event.  
The HOA is providing beverages, the hamburgers and hotdogs,  
buns and condiments and invite you to join us.  
If you would like to help with set up or clean up, please give Pat a  
call 503-649-0840 or Denise at 503-642-4544  
\*\*\*\*\*

.....  
**BOARD MEMBER NEEDED**  
The board is in need of another  
member. If you would like to vol-  
unteer your time and expertise or  
would like to nominate someone  
else, we'd be happy to hear from  
you.  
  
Please contact Tom Williams,  
VP@crosscreekhoa.org or drop a  
note at the Rec Ctr letting him  
know of your interest.  
.....

-----  
**Parking Permits**  
Please remember you need a  
parking permit if you will have  
an RV, dumpster, any POD or  
utility trailer for remodeling for  
over 48 hours.  
  
Please email Denise at  
DeniseCCHOA@aol.com if you  
need a permit in a hurry. Or you  
can call her, see phone # on  
front page of Times.

\*\*\*\*\*  
**New to the area?  
Moving Out??**  
  
Please drop a note to our book-  
keeper if you are moving in or out.  
If you are a renter, we still need to  
know your name and address.  
  
If you are a homeowner and  
moving, we need to know your for-  
warding address or the name of  
the new homeowner so we can  
stop sending mail to the wrong  
person.  
\*\*\*\*\*

\*\*\*\*\*  
**FOR SALE**  
Fifth-wheel trailer hitch, Hi-  
jacker-brand double-pivot  
slider 16K capacity, covered  
when not in use. New in 2006.  
\$400 or best offer  
Fifth-wheel tailgate, premium  
Custom-Flow brand fits Ford  
1998-2012 F-250 and F-350.  
No rust, new in 2006.  
\$200 or best offer.  
503-313-6013  
Ask for Richard



# CROSS CREEK TIMES

Volume#38 issue 07

Aug 2012

## ASSOCIATION BOARD NOTES

*President*  
Pam Mastrantonio  
President@CrossCreekHOA.org

*Vice President.*  
Tom Williams  
VP@CrossCreekHOA.org

*Property Stds.*  
PropStandards@CrossCreekHOA.org

*Treasurer*  
Christy Wedlake  
Treasurer@CrossCreekHOA.org

*Maintenance*  
Don Duncan  
503-649-9591  
Maint@CrossCreekHOA.org

*PoolRec. Center*  
Kelli Hormel  
Reccenter@CrossCreekHOA.org

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

LOCK  
COMBINATION  
FOR  
Aug/ Sept

### Special Meeting of July 29, 2012

The special meeting was called to order by Pres. Pam Mastrantonio

Board members present were: Pam, Tom, Christy, Denise

Board members absent: Kelli, Don

Staff members present: Vivian, Pat

Staff members absent: Lee

The purpose of the special meeting was to be pro-active considering there was not a quorum at the last meeting and there will not be a quorum at the next meeting in August.

The minutes for June and July were read and approved after a few minor amendments.

In answer to homeowner inquiry at previous meeting, the HOA is not required to have a Reserve fund study done because CrossCreek was formed before 10/23/99. Reserves are meant to replace major repairs, hence the need to be very aware of maintenance costs.

The motion was made, in the spirit of this economic atmosphere when all have to be more accountable, to limit staff purchases to \$200 per project, without prior Board approval and board members would be limited to \$50 without prior approval. The motion was seconded and passed unanimously.

Re insurance, it was found that it is illegal for an agency or agent to share confidential information with anyone not directly involved with that insurance policy.

### Meeting of August 9, 2012

Board members present: Denise, Kelli, Don (quorum not available)

Denise started to give a brief review of the special meeting held on 7/29. Don wanted to know if all the requirements were met of ORS's—said they had not been met and lot 190 agreed. After some brief arguments, Don left angrily, Denise told him he was not excused, but left anyway. Don returned before long and apologized. Denise reiterated that the meeting was merely an informational meeting since we knew there would not be a quorum, and to give homeowners an opportunity to submit any PIP's etc.

Denise again, continued with the brief review, including that this board is very comfortable with the Property Standards document and, based on the opinion of the HOA attorney, the board supports the Property Standards regulations as they stand. The board has also requested written confirmation from a previous meeting when the opinion was stated. Lot 190 asked if we would be seeing a bill then, Denise replied that we actually should not, we only asked for a written opinion that was stated in a previous meeting.

Brief reports were given and Don asked for an expenditures report and why he wanted to see one from now on. Discussion was tabled and meeting was adjourned.

*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).

### Staff Members

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

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

Rec Center Rental: Kelli Hormel

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

CC Secretary/Times: Pat Mazzocco

503-649-0840

Bookkeeper: Vivian Sartor

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



**Next Association Meeting Thurs Sept. 13, 2012**  
**7:00 p.m**  
We encourage everyone to attend the monthly Board meetings and to be an involved homeowner/resident.

CROSS CREEK SERVICE  
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BOARD MEMBER NEEDED

The board is in need of another member. If you would like to volunteer your time and expertise or would like to nominate someone else, we'd be happy to hear from you.

Please contact Tom Williams, VP@crosscreekhoa.org or drop a note at the Rec Ctr letting him know of your interest.

Street Lights

If your street lights are out, please call PGE. Take a look at the pole and there should be 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 take your report.

Please note that they say they'll be out in a few days, but sometimes it can take several weeks. This is the responsibility of each resident in Cross Creek.

POOL—LOST & FOUND

If you lost something over the summer at the Pool, please pick it up by the closing of the pool Monday, 9/3. Lee will dispose of anything that is left at the Rec. Ctr.

KEYS

Earl Bird swimmers need to return their keys by 9/15 to Lee, or forfeit their deposit

FOR SALE

1 Irrigation hose, following tractor  
The tractor follows behind the hose  
Antique, works well, \$25.00

4 Irrigation pipes with sprinkler heads, various sizes \$20.00

100' hose, 50' hose, 200' soaker hose, all three \$25.00

Call Andy 503-642-3114

BEING AWARE

Most everyone noticed the sign on Rosa Rd regarding a burglar being in the area earlier in July. This was not a case of forced entry, per the sheriff's office.

But in the same token, we want to remind everyone to lock their doors and windows and keep an eye on your neighbors.

Please call Washington County Non-emergency dispatch if you see something that looks suspicious or just doesn't look right to you.

New to the area?  
Moving Out??

Please drop a note to our bookkeeper if you are moving in or out. If you are a renter, we still need to know your name and address.

If you are a homeowner and moving, we need to know your forwarding address or the name of the new homeowner so we can stop sending mail to the wrong person.

WASHINGTON COUNTY  
Non-Emergency  
Dispatch

503-629-0111



# CROSS CREEK TIMES

Volume#38 issue 08

Oct 2012

## ASSOCIATION BOARD NOTES

*President*  
Pam Mastrantonio  
President@CrossCreekHOA.org

*Vice President.*  
Tom Williams  
VP@CrossCreekHOA.org

*Property Stds.*  
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Kelli Hormel  
Reccenter@CrossCreekHOA.org

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

LOCK  
COMBINATION  
FOR  
Oct/Nov  
8-6-2-5

### Minutes from Sept 13, 2012

Board Members present: Pam, Tom, Christy, Denise, Kelli, Don

Staff Members present: Lee, Pat, Vivian

Minutes for July and Special Meeting minutes for July 29 were read and approved as written.

Issues brought to the board via petitioner and circulated to several homeowners was discussed. Petition and letter were sent to all homeowners for review.

Other issues discussed at the September meeting included a review of the special meeting of July 29, which included;

Insurance, information was given to homeowner by the insurance agent

Taxes at CPA, may have to look at someone new

Reserve Study

Property Standards

Resolutions

Limits for board and staff to spend

Decision was made to limit board members expenditures to \$50 and projects for staff to \$200 per project without prior board approval. If Lee has an emergency with say a mechanical situation, he can call Pam, Tom or Maintenance Board member for approval. They can then approve up to \$750.00 for that emergency. Motion was made and seconded, passed with Don abstaining.

Re insurance; motion was made to retain our current agent and seconded. Kelli and Christy feel strongly we should change agents, 2 others felt we should give current agent another chance. Lot # 40 suggested we shop the insurance staying with current agent while shopping and address later.

Employee issues were addressed regarding maintenance timecards.

### Minutes for Oct 11, 2012

Board Members present: Pam, Tom, Christy, Denise, Kelli (quorum present)

Board Members absent: Don

Old Business: JoAnn Williams volunteered to serve on the Board in Property Standards Position. Lot # 190 volunteered as well. Board voted and JoAnn Williams accepted the position with one abstaining board member.

Maintenance Study: Don said last June that he would be working on a 15 year plan for maintenance but we don't know what his progress is. Will have to ask when he gets back from his trip.

Impending Litigation: The motion was made for Pam and Tom to set up a meeting with the HOA attorney and seconded. The board will submit questions to ask so we can be prepared if the board is served.

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### Staff Members

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**Emergency Contact**

:

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**503-848-3977**

**Lee Hoodenpyle**

**503-649-8625**

Rec Center Rental: Kelli Hormel

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

CC Secretary/Times: Pat Mazzocco

503-649-0840

Bookkeeper: Vivian Sartor

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



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Next Association Meeting Thurs Nov. 8, 2012  
7:00 p.m  
We encourage everyone to attend the monthly Board meetings and to be an involved homeowner/resident.

PROPERTY STANDARDS

Looks like fall has finally arrived! Leaves are falling, as is the rain! We all need to take advantage of the nice days when they arrive, and rake the leaves and trim up the trees. Trees need to be trimmed to 12 feet above the curb to allow machinery to get under the limbs.  
Please keep sidewalks free of leaves and if you live by a pathway, please take the time to keep those free of leaves as well.  
Leaf pick-up is scheduled for weeks of Oct 29, Nov 12 and Nov 26.  
Leaves and pine needles only. Pile leaves and pine needles at least 18 inches from the curb and keep piles less than 3 feet deep. Please do not block mailboxes and move vehicles off the street as well as basketball hoops.  
If you miss the pickup, there is also a free leaf drop-off and Food Drive at Aloha High School on Nov 17 and Dec 8 from 8AM-4 PM.

Street Lights

If your street lights are out, please call PGE. Take a look at the pole and there should be 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 take your report. PGE also requests that you tie a pink ribbon around the pole to help them with location. Please note that they say they'll be out in a few days, but sometimes it can take several weeks.  
PGE Lighting 503-228-6322 or email: lightout@pgn.com  
This is the responsibility of each resident in Cross Creek.

RV Lot

Reminder to please center your vehicle and pull up as close to the back fence as you can. Many people are parking for the winter and we want everyone to have access to their vehicles.

REMINDER

A reminder to all in this election year that our covenants do not allow signs in this development except for sale/for rent signs.  
NO POLITICAL SIGNS ALLOWED

FOR SALE

- 1 Irrigation hose, following tractor  
The tractor follows behind the hose  
Antique, works well, \$25.00
  - 4 Irrigation pipes with sprinkler heads, various sizes \$20.00
  - 100' hose, 50' hose, 200' soaker hose, all three \$25.00
- Call Andy 503-642-3114

New to the area?  
Moving Out??

Please drop a note to our book-keeper if you are moving in or out. If you are a renter, we still need to know your name and address.  
  
If you are a homeowner and moving, we need to know your forwarding address or the name of the new homeowner so we can stop sending mail to the wrong person.

WASHINGTON COUNTY  
Non-Emergency  
Dispatch  
  
503-629-0111