



CROSS CREEK TIMES

Volume#39 issue 01

Jan 2013

ASSOCIATION BOARD NOTES

President
Pam Mastrantonio
President@CrossCreekHOA.org

Vice President.
Tom Williams
VP@CrossCreekHOA.org

Property Stds.
Joann Williams
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
January
9-7-1-5

Minutes from Nov. 8, 2012

Board Members present: Pam, Christy, Denise, Kelli, Don, Joann (quorum)
Staff Members present: Lee, Pat,
Minutes for October were read and approved as written.

Treas rpt: Checking balance \$1,460.00 Money Market bal \$23,714.90 and Reserves acct has a balance of \$80,879.74. Approximately \$31,592 is the amount accumulated past due amounts. Per Don, our CC&R's state that the association can charge 6% interest on the past due amounts.

Maintenance: Lee announced the expenditure of \$200 for a new lawnmower. He also would like to purchase new tires for the tractor. The estimates he has received are approx \$255 per tire. Pam offered to call around for estimates and asked him to wait to make the purchase.
Don has started working on an "asset management plan" or Maintenance Study and distributed a spread sheet with different headings. Rich, Cheryl and Lee will be helping with the study as well as contributions from other board members.
Liens were discussed for homes over \$400 past due and what legalities needed to be followed. Denise will head up a committee to research liens, sending payment plan letters and formulate a plan. Don and Kelli will be committee members.

Minutes for December 13,2012

Board Members present: Pam, Christy, Kelli ,Joann and Don (quorum present)
Board Members absent :Tom and Denise

Minutes for November were read and approved as written
No PIP's were presented.

Pres & VP report: Pam reported that a list of questions have been compiled for the HOA attorney. They also have a list of questions and answers re insurance but want to speak with attorney before releasing any information since there is a conflict of interest.

Treasurer report: Checking bal: \$399.88 Reserves bal: \$80,879.74 and Money Market bal: \$21,714.00. Don mentioned that most past due accounts need to have the \$25 past due fee added as has been done in the past. He also indicated that prior to 2008, HOA had charged interest on past due accounts.

Rec Ctr: Reports \$200 taken in in rental fees.

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.

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

CC Secretary/Times: Pat Mazzocco
Bookkeeper: Vivian Sartor

503-649-0840
bookkeeper@crosscreekhoa.org



CROSS CREEK SERVICE DIRECTORY

LIL' Sluggers Child Care
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Call 503-349-0407
For details and rates

We haven't started anew here in awhile. If you have listed before, feel free to call or send an email to list your service in the directory again.

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.



Next Association Meeting Thurs Jan. 10, 2013
7:00 p.m
We encourage everyone to attend the monthly Board meetings and to be an involved homeowner/resident.

PROPERTY STANDARDS

We notice there are still a lot of homes with a lot of leaves still covering front yards. Please remember not to rake or blow them into the street, the last round of leaf pick-up was in late November. Please use your yard debris can to dispose of them.

We also need to remind everyone that it's time to take down the holiday ornamentation and lights. Our guidelines say they can stay up for two weeks after the holidays.

Are you new to the neighborhood?

Perhaps you've been here for awhile and still have questions. We do have a welcome packet for you. Please call the Times editor, send an email or drop a note in the Rec Ctr mail slot with your name and lot number and we'll get a packet to you.

We also have a website which may answer more of your questions - www.crosscreekhoa.org. Feel free to check it out.

BURGLARIES

Just a reminder to keep your doors and windows locked. We've had another burglary in the area.

If you are one who keeps your garage door open a lot, be sure to check around before you close the doors. If you have a key pad, you might consider changing the combination too.

Just be aware of your surroundings and neighbors.

DID YOU KNOW???

If you have something you want to buy, sell or trade, you can place a free ad in the Times!

Just let the Times editor know and your ad will be placed for up to 3 months.

If it sells or you find the item before then, let us know!

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.

**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



CROSS CREEK TIMES

Volume#39 issue 02

February 2013

ASSOCIATION BOARD NOTES

President

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Vice President.

Property Stds.
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Treasurer
Christy Wedlake
Treasurer@CrossCreekHOA.org

Maintenance
Don Duncan
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PoolRec. Center
Kelli Hormel
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RV Lot
Denise Oest
503-642-4544
RVLot@CrossCreekHOA.org

Minutes from January 10, 2013

Board Members present: Tom, Joann, Christy, Denise (quorum)
Board Members absent: Don, Kelli
Staff Members present: Lee, Pat
Staff Members absent: Vivian

Minutes for December were read and approved as written.

Pres & VP reports: Tom has reconsidered the necessity of meeting with the HOA attorney and has decided that it is not necessary at this time. The board members agreed.

Treas rpt: Checking balance \$3,974.98 Money Market bal \$15,714.90 and Reserves acct has a balance of \$80,879.74. Quarterly's have been filed for the fourth quarter and SAIF file reviewed. HOA dues will be mailed by February 15.

Maintenance: Lee said he is still working on cleaning up leaves. He still needs two new tractor tires, we may have another resource, asked him to wait another month for another report.

Old Business: Taxes; Vivian talked again with IRS regarding fines from 2009, and is to have an answer by February 10.

Liens: Denise brought in the original letter and a few changes have been made from suggestions at the last meeting. Denise wanted to know if the Board agreed with removing fines as part of the plan moving forward to be an incentive to pay dues. If no response to the letter sent, then fines would not be eliminated. The discussion was tabled until February when more board members present and allows more time for research of late fees and fines. Liens will be discussed more thoroughly in March and there are about 4 that need to be moved on.

New Business: We will need a new way to handle Early Bird Keys for summer swim season and a form for that purpose needs to be created. Lee indicated he already had one, but he couldn't find it. A process and a form will need to be created, will be mentioned to Kelli since she is in charge of the pool.

Tom announced the resignation of Pam. He also recommended Denise for the position until the annual meeting. Denise declined for personal reasons and Tom will take over the presidency until the annual meeting. Tom and Christy will go to the bank in the coming week to remove Pam as a signer of checks and Tom's name will be added.

We will need a volunteer to step in until elections in April Pat will put a blurb in the Times.

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.

LOCK
COMBINATION
FOR
February
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: Kelli Hormel

reccenter@crosscreekhoa.org

CC Secretary/Times: Pat Mazzocco
Bookkeeper: Vivian Sartor

503-649-0840
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CROSS CREEK SERVICE
DIRECTORY

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All Home Repair
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Much, much more
Cross Creek resident
Free Quotes
Chris Cannon-503-313-4565
Www.onestopconstruction.net
Chris@onestopconstruction.net

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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 Feb 14, 2013
7:00 p.m

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

THANK YOU

We're very sad to announce the resignation of Pam Mastrantonio
from the HOA Board of Directors.

Pam has been instrumental in bringing back the Pool Opening, begin-
ning of summer celebration in June the past 2-3 years. Pam had gra-
ciously donated the popsicles for "pop in for a popsicle" just to be
sure the kids of the neighborhood had that little celebration. Pam
has been a leader in our community and set the tone of "family first"
in our neighborhood.

We appreciate her many efforts and commend her for a job well
done.

THANK YOU PAM!!!!

VOLUNTEER NEEDED

We'll need a person to fill in on
the board until the annual meet-
ing in April when several posi-
tions will be available. If you
have an hour per month to
spare, we'd appreciate your
time. Please attend the next
board meeting or give Tom Wil-
liams a call or send him an
email.

WASHINGTON COUNTY
Non-Emergency
Dispatch

503-629-0111

TO ALL RESIDENTS

Please help us keep our records straight. Since it is almost time
for the annual billing for HOA dues, and our annual meeting, it is a
perfect time to let us know your name, address and lot #. We are
aware there are several renters in the neighborhood and we may
no longer have the owner's information. You may be new and we
don't have current information. Please help by filling this out
and dropping it in the Rec Center mail slot.

Name: _____ Lot # _____

Address _____

Owner__ Rent__

Please mark one or the other. If you rent, please also give us the
owner name and address. Thanks for your help!!!



CROSS CREEK TIMES

Volume#39 issue 02

March 2013

ASSOCIATION BOARD NOTES

President

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Vice President.

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Treasurer
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Treasurer@CrossCreekHOA.org

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Maint@CrossCreekHOA.org

PoolRec. Center
Kelli Hormel
Reccenter@CrossCreekHOA.org

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

Board Meeting Minutes for Feb 14, 2013

Board members present: Tom, Joann, Christy, Denise, Kelli, Don
Staff members present: Pat, Lee absent: Vivian

January minutes were approved as written

PIP's brought in were approved or needed further research.

Treasurer rpt: Ckg \$3,714.80, Money Mkt, \$15,714.90, Reserves \$80,879.74

Rec Ctr: Kelli turned in \$280.00 in rental fees

RV Lot: Lee put down some weed killer, there have been ants reported in the RV Lot but they cannot be treated until present later in spring. Bills for the RV Lot will be sent out in April

Maintenance: Don reports the committee for the Maintenance/Reserves study will meet again in the March time frame, hopefully to have done by April. Motion was made for new tractor tires to be purchased, up to \$255.00, Motion was seconded and passed unanimously

New Business: Budget meeting needs to be held and budget established so it can go out with annual meeting letter. Tentative date set was 3/13. A motion was made for Kelli to take over the Early Bird key responsibility, seconded and passed unanimously. Christy created a new form for Kelli to use.

Discussion was held regarding past due accounts and possible ways of collecting.

Meeting adjourned

Board Meeting Minutes for March 14, 2013

Board members present: Tom, Joann, Don, Denise, Christy, Kelli
Minutes for the month of February were read and approved as written
PIP: One property improvement proposal was presented and approved

Rec Ctr: \$120 in rental fees was turned in by Kelli

Maintenance: New tires purchased, spring mowing has started. Backflow valve didn't pass. Lee has an estimate of \$300 to replace. The motion was made to replace the valve, seconded and passed unanimously. Lee went on to talk about wanting to spread bark dust on the islands and around the Rec Ctr, two units at \$168.00 each as well as wanting to spend \$268 for cedar chips for play areas. The board suggested he make a few more phone calls, there are places that have better prices for bark dust.

New Business: Accepted budget as worked up at budget meeting, motions were made and seconded, passing unanimously.

Solar Panel Resolution: Motion was made to accept as written, seconded and passed unanimously.

Day Care Resolution: Motion was made to accept as written and seconded. Kelli abstained from voting, yays were Tom, Christy, Don, Denise and Joann.

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.

LOCK
COMBINATION
FOR
Mar/April
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: Kelli Hormel

reccenter@crosscreekhoa.org

CC Secretary/Times: Pat Mazzocco
Bookkeeper: Vivian Sartor

503-649-0840
bookkeeper@crosscreekhoa.org



**Next Association Meeting Thurs April 11, 2013
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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ANNUAL MEETING

Our annual HOA meeting is approaching, Thurs April 18. Everyone will soon be receiving an invitation to attend. Enclosed with the letter are the budget for the coming year and two recently passed resolutions that may be of interest.

We also will have several board positions opening up and encourage everyone to attend, support their neighbors, maybe nominate someone to serve or even volunteer themselves.

We look forward to seeing you at the Annual Meeting 7:00pm for refreshments and meeting begins promptly at 7:30.

Financials

We've had some questions of late about the financial balances listed in the minutes so a brief explanation may be in order.

The checking account is what we pay the bills out of and people notice that fluctuation. Also noticed is the transfer of funds into that account. Our money market account is actually what is used as our "operations account". It pays a very slight amount of interest however, we can only write 5 checks per month from that account so funds are transferred into the checking account to pay the bills.

Lastly is the reserves account. This account is required by law and is to pay for any large maintenance issues or replacement of loss of property owned by the HOA. For example there was some unexpected pool repair last summer and the decision was made to pay for that out of the reserves fund.

Property Standards

Spring has sprung!! Our walkers have noted a lot of yards look beautiful already! A lot of TLC is still needed, so please start the mowing and trimming efforts.

Also we noticed there are a lot of homes that do not have house numbers. Please keep in mind this is a safety issue. If an emergency crew should need to find your home, it may be difficult.

PIP Reminder

If you are painting, planning a remodel or installing a shed, please remember to fill out a Property Improvement Proposal and bring to the next board meeting. If you can't make it, email it to Property Standards or drop it in the mail slot at the Rec Ctr. They are typically reviewed at each board meeting, at the beginning of the meeting. Remember it must be approved before your work begins.

If you are a Red Cross certified life guard, please call
Lee Hoodenpyle @ 503-649-8625

**WASHINGTON COUNTY
Non-Emergency
Dispatch**

503-629-0111



CROSS CREEK TIMES

Volume#39 issue 03

April 2013

ASSOCIATION BOARD NOTES

President

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Vice President.

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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

Board Meeting Minutes for April 11, 2013

Board members present: Don, Denise (No quorum available)

Because a quorum was not available, a meeting was not convened. We met a couple of new homeowners but no business was conducted.

Annual Meeting April 18, 2013

Board Members present: Don, Denise, Christy, Joann
Board Members absent: Tom and Kelli

Don began the meeting at 7:30 with a welcome to homeowners. Joann arrived and explained that Tom was called away to work at the last minute. He had planned on addressing the meeting and unfortunately, the notes he had prepared went with him! We continued with committee reports

Maintenance: Basic maintenance at hand, did have to replace the backflow device at the Rec Ctr due to the old one failing

Treasurer rpt: Christy explained our three accounts for bookkeeping purposes, the annual budget is on the back of the annual letter that was sent out.

Rec Ctr: \$1,595 in rentals in the past year, \$3,124 in swim lessons and guest fees at the pool were \$758.46.

RV Lot: Denise reports the lot is at capacity and all dues are paid.

Property Standards: Joann reported a few PIP's have been approved and talked about the Solar Panel Resolution that was passed and sent to all homeowners.

State of the Neighborhood: Don reported there has been very little graffiti reported this year. We have had 4-5 vacated homes that we've been trying to work with. Denise added that we've added a day care resolution, following state rules with a maximum of 10 children, including household children.

We did have a few homeowner comments: a volunteer to take on a walker route (much appreciated), complaints about barking dogs and sidewalks out of repair.

Nominations were made for board members from the floor. Nominees were:
Christy Wedlake Kelli Hormel Wendy Matthews
Don Duncan Monique Richmire

All received equal number of votes and accepted their nominations. Denise Oest has a year left on her term. Congratulations to our new board members!!

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.

LOCK
COMBINATION
FOR
April/May
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: Kelli Hormel

reccenter@crosscreekhoa.org

CC Secretary/Times: Pat Mazzocco
Bookkeeper: Vivian Sartor

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Next Association Meeting Thurs May 9, 2013
7:00 p.m
We encourage everyone to attend the monthly Board
meetings and to be an involved homeowner/resident.

ANNUAL MEETING—RECAP

Annual Meeting was held April 18 with several topics being discussed. We've had several complaints about barking dogs and dogs running through the area without owner being in sight. If your dog is a barker, please don't leave it out at night to disturb your neighbors sleep. Or even during the day, some people work at night and sleep during the day. New board members elected are: Christy Wedlake, Don Duncan, Kelli Hormel, Monique Richmire, Wendy Matthews and Denise Oest had a year left on her term. Board positions will be determined at the next Board meeting in May.

THANK YOU

A hearty thank you to Tom Williams for serving on the Board for the last three years. He has been a "rock" for us many times, taking on the unpleasant and thankless tasks that sometimes have to be undertaken. Tom, your efforts are greatly appreciated.

Thanks to Joann as well for stepping in and taking a board position while we were short handed. Your time was greatly appreciated as well.

**WASHINGTON COUNTY
Non-Emergency
Dispatch**

503-629-0111

MOVING IN OR OUT??
Please be sure to contact our
bookkeeper by dropping a
note in the Rec Ctr mail slot
or emailing her at:
book-
keeper@crosscreekhoa.org

Property Standards

First, our neighborhood is taking shape for the Spring! We've had some nice days and a lot of us are out working in our yards, mowing etc. Our volunteer walkers have reported a lot of nice landscapes and hard work.

Speaking of our walkers, we'd like to give them some special attention and appreciate all of their dedication and commitment to our neighborhood. They are often the ones to report an abandoned home or even something that is just amiss. Once in a while we may miss report a home and we apologize for that, but it really doesn't happen often. It is a very difficult job and we are grateful for their work.

Please keep in mind that the sidewalk in front of your house,, if you have them, is your responsibility to keep in shape. We've noticed several in need of attention. The same goes for the area between the fence and the curb, owner responsibility. This means all weeding, excessive grass etc.



CROSS CREEK TIMES

Volume#39 issue 05

May/June 2013

ASSOCIATION BOARD NOTES

President

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PropStandards@CrossCreekHOA.org

Treasurer
Wendy Matthews
Treasurer@CrossCreekHOA.org

Maintenance
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Reccentert@CrossCreekHOA.org

PoolRec. Center
Kelli Hormel
Reccenter@CrossCreekHOA.org

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

Board Meeting Minutes for May 9, 2013

Board members present: Christy Wedlake, Wendy Matthews, Don Duncan, Denise Oest, Kelli Hormel, Monique Richmire (Quorum present)

March and April minutes were read and approved as written.

Treasurer Rpt: Checking bal \$14,528.98, Reserves \$81,031.74 and Money Market acct \$15,767.04. Thus far in 2013, \$2,071.34 has been deposited into the reserves account.

Rec Ctr, rentals yielded \$320.00 for deposit

RV Lot: Two spaces are vacant and Denise has contacted those next on the waiting list, checking sizes of vehicles before moving in.

Maintenance: Power washer has been purchased. The power washer borrowed from a homeowner last year has been repaired and returned. The oven was checked out and repaired. Lee was asked to check out the wetlands fence, appears to be in need of repair and the weeds treated.

Nominations for positions occurred and several variables were discussed. Each nominee stated what their interest was in a given position and what they would like to see going forward. After much discussion and several votes the following positions/offices were determined:

President: Don Duncan
Vice-Pres: Monique Richmire
Treasurer: Wendy Matthews

Property Standards: Christy Wedlake
RV Lot: Denise Oest
Pool/Rec Ctr/Maint: Kelli Hormel

We still are short one board member, filling in for a resignation from a 2 year term and would fill in until next annual board meeting in April

New Business: Pool; Kelli presented a plan for new organization of the pool and requested some new supplies needed. The motion was made to allow Kelli up to \$400 to purchase a new backboard and other supplies. Motion was seconded and voted in unanimously. Kelli also will organize a hiring committee and a new way of hiring lifeguards

Jory Schaller presented an idea for a youth summer camp. The board liked her ideas and asked her to present a plan with more detail.

RV Lot; Denise would like to add tarp rules to the RV Lot Regulations. Her motion was seconded and voted in 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

www.crosscreekhoa.org

LOCK
COMBINATION
FOR
June
2-9-4-6

Staff Members

Emergency Contact for Rec Center:

Don Duncan

503-649-9591

Rec Center Rental:

Kelli Hormel

reccenter@crosscreekhoa.org

Treasurer:

Wendy Matthews

treasurer@crosscreekhoa.org

CC Secretary/Times:

Pat Mazzocco

503-649-0840



CROSS CREEK TIMES

Volume#39 issue 06

July 2013

ASSOCIATION BOARD NOTES

President

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Property Stds.
Christy Wedlake
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Treasurer
Wendy Matthews
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Maintenance
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PoolRec. Center
Kelli Hormel
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RV Lot
Denise Oest
503-642-4544
RVLot@CrossCreekHOA.org

LOCK
COMBINATION
FOR
July
2-9-9-3

Board Meeting Minutes for June 13, 2013

Board members present: Don Duncan, Denise Oest, Kelli Hormel, Wendy Matthews, Monique Richmire, Christy Wedlake (Quorum present)

May minutes were read and approved as written.

Homeowner: No PIP's were presented, homeowner submitter a letter that she was interested in starting a toddler play group and is willing to host it. Information will be in the Times (see back page)

President report: Don has been working with insurance companies, CPA and contacted attorney for past information. VP had no report
We still are short one board member, filling in for a resignation from a 2 year term and would fill in until next annual board meeting in April

Treasurer: Chkg \$19,464.18, Money Market \$14,530.40 and Reserves acct bal \$83,111.14

Maintenance: Since Lee has retired Don has stepped in to take care of various maintenance chores as well as supervising Ron's duties. Don shadowed Lee until June 14th and has continued to take care of trimming shrubs, and many of the chores Lee took care of. This will continue until we can find a replacement. Bathrooms still need to be painted, not finished from last year. Christy will be looking into getting estimates for that.

Pool: The Wedlake family graciously donated popsicles for the pool opening on June 15th. Kelli Hormel has figured out a way to add another swim session this year which benefits all of us. We also have two lead guards this year and a summer camp program led by Jory Schaller and Hannah Larson. More information can be found at the Rec Center.

Property Standards: Christy reported that we now have a "workaround" for keeping records and she met with all the volunteer walkers in our monthly meeting. After noting some continuing problems, she will try to speak with those homeowners/residents individually.

RV Lot : Contact Denise Oest if you would like to be on the waiting list for a space.

Old Business: Clean Slate program is a work in progress. Wendy is now reviewing the concept and alternatives.

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

Staff Members

Emergency Contact for Rec Center:

Don Duncan

503-649-9591

Rec Center Rental:

Kelli Hormel

reccenter@crosscreekhoa.org

Treasurer:

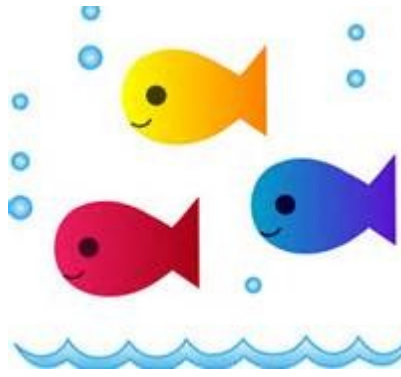
Wendy Matthews

treasurer@crosscreekhoa.org

CC Secretary/Times:

Pat Mazzocco

503-649-0840



**Next Association Meeting Thurs July 11, 2013
7:00 p.m**

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

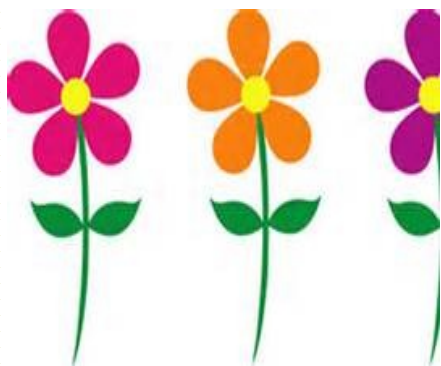
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POOL & SUMMER CAMPS REMINDER

Swim lesson dates are: June 17- 28, July 8-19, July 29-Aug 9, Aug 19-30.

Four sessions this year! You can sign up now, prices are \$30 for first child, \$25 for 2nd child from same home. Email Reccenter@crosscreekhoa.org or check in with the guards at the Rec Center.

Other good news is a summer camp being organized by Jory Schaller and Hannah Larson. Session 1 will be July 22-26, Session 2 will be Aug 12-16th.

Camps will be for 1 week, an hour per day, with a cost of \$30 per week per child. Camp sessions will be limited to 12 children per session and sign up sheets as well as more info will be available at the Rec Center. Schedule of activities will be posted on the bulletin board.

PAID STAFF POSITIONS AVAILABLE

- **Maintenance:** Staff person needed to supervise help, general maintenance help, indoors and out. Ability to see what needs to be done, problem solving skills helpful. Please contact Don Duncan if interested for more info.
- **Bookkeeper:** If you have experience as a bookkeeper and with Quick Books, please submit some type of letter of interest listing prior experience to Wendy Matthews, our treasurer. Please email to the treasurer or drop it in the mail slot at the Rec Ctr.

Board Member Needed

We need one more board member to fill the remainder of a term. This is to fill a position due to a resignation and will last until the next annual meeting in April.

If you have an hour or two per month to spare, please consider helping us out. The next board meeting will be Thurs, July 11. Please come on in and volunteer, or contact any one of us.

TODDLER PLAYDATES???

We have a new Mom interested in forming a playdate group for little ones.

Redacted is interested/willing to host a bi-weekly or even monthly playdate group. Great opportunity to meet other moms of little ones and socializing for the babies.

Please give **redacted** a call at **redacted** (cell) or **redacted** (home)

EARLY BIRD SWIMMERS

If you are interested in the Early Bird Swim program, contact Kelli Hormel via email for information, obtaining key. Keys must be returned by 9/15 to be reimbursed for your deposit.

**WASHINGTON COUNTY
Non-Emergency
Dispatch**

503-629-0111



CROSS CREEK TIMES

Volume#39 issue 07

August 2013

ASSOCIATION BOARD NOTES

President

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

Vice President.
Monique Richmire
VP@crosscreekhoa.org

Property Stds.
PropStandards@CrossCreekHOA.org

Treasurer
Wendy Matthews
503-381-2993
Treasurer@CrossCreekHOA.org

Maintenance

Pool/Rec. Center
Jayne Nichols
916-267-4524
Reccenter@Crosscreekhoa.org

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

Board Meeting Minutes for July 11, 2013

Board members present: Don Duncan, Denise Oest, Monique Richmire, Wendy Matthews, Christy Wedlake (quorum)

The June minutes were read and approved as written.

Homeowner: Two or three Pips were presented and discussed and approved. Another homeowner had a question about the RV Lot combination

President report: Don has been working on getting bids for painting the remodeled bathrooms as well as bids for pathway replacement and sidewalk repair/replacement.

Vice President: No report

Treasurer: Chkg . \$8,823.89; Money Market \$39,531.95 and Reserves acct bal \$87,977.91 Wendy presented a variety of reports and July goals

Maintenance: Don received complaint about grass being muddy at the end of the pool. The RV Lot was sprayed and he's made repairs on some machinery. He also reported that Ron will be off 3-6 weeks beginning in mid-September

Pool: Don reports that the lead guards are doing a great job. He's had to replace pool equipment, lots of expense in repairs this year and has now had to purchase new solar covers. So far this year expenditures have come to about \$1500.00

Property Standards: Christy had no report due to having pneumonia for the past several weeks. She will be back on track soon

RV Lot : Denise reports some turnover activity. Less than 1/3 of space renters still owe dues for the RV Lot.

Committee Reports: Audit/Finance, Denise reported meeting with insurance agents and possibly discussing an increase of about \$30.00 after a maintenance study is completed. Replacement cost of the building is approx \$350,000. with content replacement approx \$14,600. Denise and Wendy had several meetings going thru hard files and conducted two bookkeeper interviews. The decision to hire a bookkeeper has been postponed until all reports are current.

Property Standards committee will be Christy/ Pat reporting to Monique/board

Attorney Update: Still no response from attorney with minutes

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

LOCK
COMBINATION
FOR
August
5-1-9-0

Staff Members

Emergency Contact for Rec Center: Don Duncan 503-649-9591

Rec Center Rental: Jayne Nichols reccenter@crosscreekhoa.org

Treasurer: Wendy Matthews treasurer@crosscreekhoa.org

CC Secretary/Times: Pat Mazzocco 503-649-0840



**Next Association Meeting Thurs Aug 8, 2013
7:00 p.m**

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

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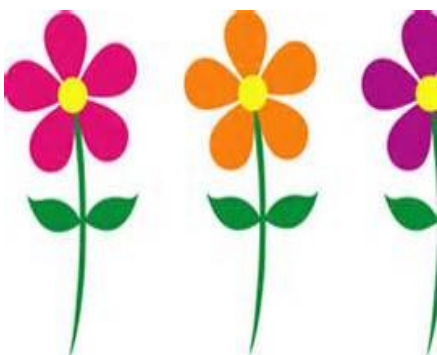
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Washington County

We receive lots of calls about dogs not being on leashes or running free. Please remember we live in Washington Co and we do have a leash law to abide by. Please also remember to pick up the waste your pet may leave, in the park, on the street or in anyone's lawn.

**PAID STAFF POSITION
AVAILABLE**

Maintenance: Staff person needed to supervise help, general maintenance help, indoors and out. Ability to see what needs to be done, problem solving skills helpful. Part time position.
Please contact Don Duncan if interested for more info.

Board Member Needed

We need one more board member to fill the remainder of a term. This is to fill a position due to a resignation and will last until the next annual meeting in April.

If you have an hour or two per month to spare, please consider helping us out. The next board meeting will be Thurs, Aug 8. Please come on in and volunteer, or contact any one of us.

EARLY BIRD SWIMMERS

If you are interested in the Early Bird Swim program, contact Jayne Nichols for information, obtaining key. Keys must be returned by 9/15 to be reimbursed for your deposit.

RESIGNATIONS

It is with regret we announce the resignations of Kelli Hormel and Christy Wedlake.
Kelli recently resigned from the board as Rec Ctr/Pool in which she did a fantastic job reorganizing how the pool is run, hiring guards and organizing all supplies needed at the pool. She also served as treasurer.
Christy also served as treasurer for a year and Property Standards for a short period of time. Christy also organized and contributed all the refreshments for the "Pop in for a Popsicle" event.

THANK YOU KELLI & CHRISTY!!

PROPERTY STANDARDS

Maintenance requests that we remind everyone that the area between your fence and curb, or behind your fence on the greenway, is homeowner responsibility. Please take care of those weeds and keep our areas looking nice. Many thanks to those of you who already do that!!

FOR SALE

Sunbeam Microwave Oven
700 Watt, 0.7 cubic foot
Brand new, used once—for heating water
Perfect for camper, dorm room, hobby room. \$30.
Call Peggy or Ken @
503-649--8391

**WASHINGTON COUNTY
Non-Emergency
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503-629-0111



CROSS CREEK TIMES

Volume#39 issue 08

Sept. 2013

ASSOCIATION BOARD NOTES

President

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

Vice President.

Monique Richmire
503-913-5190
VP@crosscreekhoa.org

Property Stds.

PropStandards@CrossCreekHOA.org

Treasurer

Wendy Matthews
503-381-2993
Treasurer@CrossCreekHOA.org

Maintenance

Cheryl Wrzesinski
503-730-1802

Pool/Rec. Center

Jayne Nichols
916-267-4524
Reccenter@Crosscreekhoa.org

RV Lot

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

Board Meeting Minutes for August 8, 2013

Board members present: Don Duncan, Denise Oest, Wendy Matthews, Jayne Nichols, Cheryl Wrzesinski (quorum)

The July 11 minutes were read and approved as written. The July 17 minutes were approved with an amendment that Jayne Nichols will be serving the remainder of a three year term. Motion to approve was made, seconded and passed unanimously.

Don gave a brief synopsis that Jayne Nichols has volunteered to serve on the board and will be filling the Rec Ctr/Pool position. Cheryl Wrzesinski, previous board member also volunteered to serve again and will be filling the maintenance position and formulating a maintenance asset plan. We welcome both Jayne and Cheryl and look forward to their contributions.

New Business: Several bids were obtained to repave the pathways throughout the Cross Creek area. A motion was made to accept the bid from Leggett Asphalt for \$37,500 which includes sealing after 30 days. The motion was seconded and passed unanimously. Next on the agenda will be a discussion of sealing the courts and repairing the sidewalks in front of the Rec Ctr. Bids have come in on those projects. Leggett Asphalt has also given a bid for the sealing of the courts

Also under discussion is getting bids in regard to a professional Reserve Study. Bids will determine the cost and discussion will be held once we have 3-4 bids.

President report: Don has received one bid for painting the bathrooms and with the front door glass broken, has contacted Aloha Glass for repair

Vice President: No report

Treasurer: Chkg .6,171.80; Money Market \$39,535.71 and Reserves acct bal \$89,246.73. Wendy presented a variety of reports and goals.

Maintenance: Don reports getting glass replaced in the front door at the Rec Ctr. There is a light in the pool burned out which will not be replaced until the next time the pool is drained.

Property Standards: Pat gave report citing several properties that need board attention and recommended action. Don said he would move on this list of properties.

RV Lot : Denise reports 2 spaces available and can accommodate an RV or utility trailer under 19 feet.

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

LOCK
COMBINATION
FOR
Sept
4-5-2-4

Staff Members

Emergency Contact for Rec Center:

Don Duncan

503-649-9591

Rec Center Rental:

Jayne Nichols

reccenter@crosscreekhoa.org

Treasurer:

Wendy Matthews

treasurer@crosscreekhoa.org

CC Secretary/Times: Pat Mazzocco

503-649-0840



**Next Association Meeting Thurs Sept 12, 2013
7:00 p.m**

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

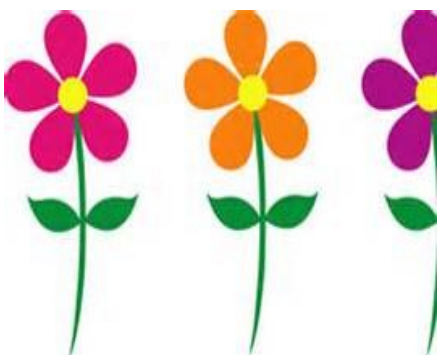
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Chris@onestopconstruction.net

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GREAT POOL NEWS!!!!

- ★ The Board is pleased to announce extending the pool season this year. The pool will be open the first two weekends after Labor Day and open for rental/pool parties Fri nights 9/6 & 9/13. Call now to reserve, first come, first served!
- ★ The pool will be open those additional two weekend regular pool hours, 1:00pm to 7:45pm, Saturday and Sunday and lifeguards will be on duty.
- ★ It has been many years since this longer pool time has been available for us. We hope you take advantage of this and enjoy the pool these couple of weekends.

BOOK CLUB

Interested in joining a local book club?? Resident Jayne Nichols is our organizer, has a couple of interested members already and would like a few more.

Call her, email, drop a note in the Rec Ctr mail slot and let her know of your interest. We'd love to hear your ideas and interest. Call 916-267-4524 for Jayne.

MARK THE CALENDAR!!

We're planning a party!
We'll be celebrating Lee's Retirement, fall, Halloween all in one! Help us honor the forty years that Lee has helped keep our neighborhood going.
The date will be Sat, Oct 26 with more being announced as plans are finalized and as the date is a little closer.

NEW TO CROSS CREEK???

We have many new neighbors that have moved in over the past few months. If you are new and have not received a welcome packet, please give us a call. With so much activity, we're sure a few were missed. This will have Property Stds regulations, by-laws, CC&R's and other important info. Call Pat 503-649-0840

PROPERTY STANDARDS

Maintenance requests that we remind everyone that the area between your fence and curb, or behind your fence on the greenway, is homeowner responsibility. Please take care of those weeds and keep our areas looking nice. Many thanks to those of you who already do that!!

EARLY BIRD SWIMMERS

Reminder that your keys must be turned in to Jayne Nichols no later than 9/15 in order for your deposit to be returned. Please give her a call, send her an email but if you drop your keys in the mailslot, be sure they are to her atten.

**WASHINGTON COUNTY
Non-Emergency
Dispatch**

503-629-0111



CROSS CREEK TIMES

Volume#39 issue 08

Oct. 2013

ASSOCIATION BOARD NOTES

President

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

Vice President.

Monique Richmire
503-913-5190
VP@crosscreekhoa.org

Property Stds.

PropStandards@CrossCreekHOA.org

Treasurer

Wendy Matthews
503-381-2993
Treasurer@CrossCreekHOA.org

Maintenance

Cheryl Wrzesinski
503-730-1802

Pool/Rec. Center

Jayne Nichols
916-267-4524
Reccenter@Crosscreekhoa.org

RV Lot

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

Board Meeting Minutes for Oct 10, 2013

Board members present: Don, Monique, Wendy, Cheryl, Jayne (quorum)
Monique (late)

Meeting was called to order by Pres. Don Duncan. Minutes were read and approved as written.

Pres Rpt: Don reported that all contracts for asphalt and concrete work had been signed and work has begun on pathways. Concrete is on schedule while sealing of the tennis and basketball courts is on hold until better weather. This project may have to wait until spring but it is completely weather dependent. Four board members attended the Vial Fotheringham seminar in Wilsonville which will help in determining how to further shape the HOA.

VP Report: Monique will step in and help with property standards.

Rec Ctr. : Motion was made to replace the torn pool table cover at a cost of \$350-\$400.00. Motion was seconded and passed unanimously. Fall festival/retirement party being planned on schedule, decorating committee to meet.

RV Lot: Denise reports all is fine but is find space renters are not keeping her apprised of current phone numbers. She also would like a reminder in the Times that any changes of RV in lot must be reported immediately to RV administrator.

Maintenance: We've obtained one estimate from one landscape company for \$500 per month for care of the entire development, common areas and Rec Ctr. Motion was made to authorize Cheryl to engage a landscape company for up to \$850 per month. The company must be licensed and bonded. Motion was seconded and passed unanimously. Cheryl will begin a search.

Motion was made for Cheryl to engage Alliance Co to conduct a Reserve Study to look at HOA assets and to conduct a preventative maintenance study at a cost of up to \$3,000. Motion was seconded and passed unanimously.

Treasurer: Checking balance: \$3,548.14 Money Market: \$32,543.35 Reserve acct: \$90,539.81 Motions were made to review late fees, interest policies for both HOA dues and Property standards fines, possible interest on unpaid fines. Both motions were 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

www.crosscreekhoa.org

LOCK
COMBINATION
FOR
Oct
1-8-0-2

Staff Members

Emergency Contact for Rec Center:

Don Duncan

503-649-9591

Rec Center Rental:

Jayne Nichols

reccenter@crosscreekhoa.org

CC Secretary/Times: Pat Mazzocco

503-649-0840



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WASHINGTON COUNTY Non-Emergency Dispatch

503-629-0111



Next Association Meeting Thurs Nov 14, 2013 7:00 p.m

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

FALL FESTIVAL CELEBRATION AND Retirement Celebration for LEE!! Saturday, Oct 26 2—5P.M.

We've planned a fall get together this year!
Join us at the Rec Center on Saturday
to celebrate Lee's retiring after forty years
of being our all- around handy person at the
Rec Center, grounds and doing all he has done over the years. We'd
also like to acknowledge Penney Hoodenpyle for always answering our
calls and helping in all the behind the scenes ways she has.

Knowing how much Lee loves cookies, we've planned a "blind" cookie
judging so please bring a batch of cookies to share and we'll blind
fold Lee and let him determine which is his favorite. Or if you have
some other favorite dessert to share, we'll be happy to serve it.

For the kids, we'll have goodie bags, whether in costume or without
costume. Always fun to see the little ones in costume and they are
welcome to wear them. We'll provide Hot Apple Cider and cold apple
cider or juice for the kids as well as some other treats and snacks
for all.

We hope you'll find the time to drop in and join us, to enjoy a cup
of cider, a treat and also say farewell to Lee.



BREAK-IN

We have received a report
of a theft from a vehicle just
within the last couple of
weeks. The truck was broken
into and about \$5K worth of
tools stolen out of the bed of
the truck.

We've also just learned of a
forced entry break in.

Please be aware of the
comings and goings where
you live and report any suspi-
cious activity to the sheriff's
office.

General Reminder

This is the time of year to
get yards, front and back,
cleaned up for winter. Roofs
can be treated for moss and
now is the perfect time
while we have some dry
weather. Clean up the flower
beds, plant fall bulbs!

CURBSIDE LEAF PICK-UP

You've probably just received this
announcement in the mail, Dates:
Week of 10/28
Week of 11/11
Week of 11/25

They only pick up once during that
week and we don't know which day
it will be. Please have leaves ready.

Leaves & pine needles need to be at
least 18" from the curb. If you are at
the end of a cul-de-sac, they need to
be 6' from the curb. Piles need to be
less than three feet deep.

Do not block mailboxes and please
remove or turn basketball hoops.

If you miss the leaf pickup, please use
your yard debris can to dispose of
the leaves or take them to the Free
Leaf Drop-off.

Questions? Call the Leaf Line @
503-547-8116



CROSS CREEK TIMES

Volume#39 issue 11

Dec. 2013

ASSOCIATION BOARD NOTES

President

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

Vice President.

Monique Richmire
503-913-5190
VP@crosscreekhoa.org

Property Stds.

PropStandards@CrossCreekHOA.org

Treasurer

Wendy Matthews
503-381-2993
Treasurer@CrossCreekHOA.org

Maintenance

Cheryl Wrzesinski
503-730-1802

PoolRec. Center

Jayne Nichols
916-267-4524
Reccenter@Crosscreekhoa.org

RV Lot

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

LOCK
COMBINATION
FOR
Dec/Jan
9-5-9-1

Board Meeting Minutes for November , 2013

Board present: Don, Monique, Wendy, Cheryl, Jayne , Denise (quorum)
Meeting was called to order by Pres. Don Duncan. Minutes were read and approved as written.

Pres Rpt: Don reports signing checks, contract for landscape maintenance & a few letters for outstanding property standards issues as part of his monthly report. He also reports keeping up with pool chemical and water levels, minor building maintenance & inspection of walking bridge.

VP Report: Monique will step in and chair property standards and reports having finished job descriptions for Pres, VP, Treasurer and bookkeeper. She will begin the Secretary/Times editor descriptions next.

Treasurer: Checking balance: \$6,606.14, Money Market; \$22,546.24
Reserve fund: \$53,047.92. Attended meetings with Finance Committee and Executive committees.

Maintenance: Motion was made to add \$1,000 to the already approved motion to hire a company for a Reserve Study. The additional \$1,000 will allow a maintenance study to be done at the same time. The total approved amount is \$4,000.

New Business: Resolution was presented with motions made re the Homeowner dues. Motion was made that the assessments be levied June 1st of each year & due on July 15 with accounts being past due on Nov. 16 of each year. A letter rescinding all other resolutions regarding due dates was also presented. Motion was seconded & passed unanimously.

Board Meeting Minutes for December 12,2013

Board members present: Don, Wendy, Denise. Monique, Jayne (quorum)

Board members absent: Cheryl

Pres Rpt: Don reported meeting with various committees, including the Maintenance chair, Finance Committee, Executive Committee, met with CPA & treasurer and normal signing of checks. Don also kept up with normal maintenance activity such as pool water quality and pump operations, leaf pickup from pool cover & deck, bulb replacement & light switch cover replacement.

Property Standards: Monique reported on goals to reach new process, the need to contact Vial Fotheringham about new requirements for letters and process, reviewing documentation and regulations.

Maintenance: RFQ's have been sent out to five landscape companies and three have come out to look at properties. Cheryl still is trying to schedule Reserve study.

Unfinished business: The bookkeeper position will be offered to Nancy Brewer. Jan Miller will continue to work for board until the end of the year.

Resolution regarding assessments was discussed further and amended to: "Annual assessments will be levied each year on July 1st and due on Nov. 15. Accounts will be declared delinquent" on Nov 16 of each year. The resolution goes on to state the consequences of late payment and steps that will be taken to collect the dues. Motion was made and seconded to accept, passed unanimously. Resolution to Rescind other resolutions, dated 5/11/2007, 1/15/2010, and 4/18/2011 clarifies further that the resolutions are superseded by the current resolution. Motion was made, seconded & passed unanimously. All will be sent to homeowners once filed with the county.

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

Staff Members

Emergency Contact for Rec Center:

Don Duncan

503-649-9591

Rec Center Rental:

Jayne Nichols

reccenter@crosscreekhoa.org



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Much, much more
Cross Creek resident
Free Quotes
Chris Cannon-503-313-4565
Www.onestopconstruction.net
Chris@onestopconstruction.net

Are you age 45-85??
Do you have insurance in
place to pay for Funeral and
final expenses cost?
Call or email for an appoint-
ment to discuss this important
coverage.

No medical exams.
Kathy Archibald
lifeinsurancekathy@aol.com
503- 992-6214

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service or product and do so at
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call or send an email.
Ads must be resubmitted every
four months.

Next Association Meeting Thurs Jan 9, 2014 7:00 p.m

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

Property Standards

During our most recent rounds, we've noticed a lot of yards with
leaves still covering front and side yards. We also notice some with
leaves raked to the curbs in the streets. The last leaf pick-up by
the county was in November. Please use your yard debris cans to
dispose of these leaves.

We also need to remind everyone that the regulations says that
Christmas lights and ornamentation can only stay up two weeks past
the holiday. Please keep that in mind as we have dry weather. It may
be the perfect time to take the lights down.

We do have room for anyone else who would like to join the Prop-
erty Standards group and walk an area with us. We meet once per
month and walk an assigned route once per month. If you are inter-
ested in joining us, give Monique Richmire a call or drop a note in the
Rec Ctr mail box for her.

Police Activity

We've been alerted to some
police activity in our area re-
cently. We've had a couple
of reported incidents of
trucks, vehicles being broken
into.

Always a good idea to keep
vehicles locked whether in
the driveway or street. You
may also consider locking
your sheds and keeping your
porch lights on .

BUY—SELL—TRADE

If you are looking for something, ask
for it here. If you have something to
sell, list it in the Times. If you are
thinking of trading or bartering, give
us a call and we'll list it for you in the
Times.

MOVING IN—MOVING OUT?

Whether you are a new owner
or renter, please call us with your
new contact information.
Contact our treasurer via email
or drop a notice in the Rec Ctr
mail slot.

RV LOT

RV Lot administrator is taking
names for a waiting list. Cur-
rently there is a 22' spot avail-
able. If you are on the cur-
rent waiting list or in the lot,
please call the administrator
with your current info.

If you have a tarp, please be
sure it is in good repair or it
may be disposed of.

Call Denise Oest with any
questions or updates. She can
be reached at 503-642-4544.

WASHINGTON COUNTY Non-Emergency Dispatch

503-629-0111

GENERAL REMINDER

Please remember we live in an area
where the only pets allowed are
dogs and cats. Livestock is not al-
lowed. That would include chickens
and goats.

