



# CROSS CREEK TIMES

Volume#40 issue 1

Feb. 2014

## 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

### Board Meeting Minutes for January , 2013

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

Meeting was called to order by Pres. Don Duncan. Minutes were reviewed and approved for November and December. .

**Pres Rpt:** Don read a written report announcing that Pat Mazzocco has tendered her resignation as staff secretary and Times editor. Staff openings will be announced in the Cross Creek Times and letters of interest with background or resume can be submitted.

Board still has an opening for a board member, completing a term until annual election in April. Anyone interested should contact Don Duncan or attend a monthly board meeting.

**VP Report:** Monique is continuing to focus on refining job descriptions for board and staff.

**Treasurer:** Checking balance: \$3,040.89, Money Market; \$22,548.09 Reserve fund: \$53,053.15. Nancy Brewer was offered and accepted the Bookkeeper staff position and will begin in February.

**Maintenance:** Don continues to perform general maintenance; pool water quality and pump operations; leaf pick-up; Ping-Pong table repair, Rec Ctr repairs.

One response from the request for quotes was received. A meeting with the Reserve Study contractor has been scheduled for July 16.

**Rec Center:** Jayne led a discussion on long-term rental arrangements. Input on rental agreements and welcome letter was requested from other board members

**RV LOT:** Denise reports there is still one space available, approx 22'. Pre-emergent is scheduled to be applied next month. Thanks to the person who tightened the gate bolts!

**Property Standards:** We still see some holiday decorations that need to be removed. Some utility trailers in yards and unlicensed or inoperable vehicles have been observed.

**Unfinished Business:** Welcome letters and job descriptions were postponed.

**New Business:** Annual Meeting in April was discussed; Budget for fiscal year 2015 was discussed with suggestions for preparation including a review of previous years maintenance costs & completion of reserve study.

*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  
February  
5-1-9-0

### Staff Members

Emergency Contact for Rec Center:

Don Duncan

503-649-9591

Rec Center Rental:

Jayne Nichols

reccenter@crosscreekhoa.org



**Next Association Meeting Thurs Feb 13, 2014  
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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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.

## Property Standards

We need to remind everyone that the regulations state that Christmas lights and ornamentation can only stay up two weeks past the holiday. Please remove those lights and ornamentation now if you haven't gotten around to it yet.

We have noticed a lot of garbage, recycle and yard debris cans being left out recently. Please remember, the only time they can be left in view is on Monday when we have pick-up. Other than that, cans must be stored out of view of the street/curb.

One other observation is that cars must be operable if they are to be parked in the driveway or parking pad. To be considered operable, the tags and license must also be current as well as the vehicle being in running condition. Otherwise, park in the garage.

### PAID STAFF HELP NEEDED

CrossCreek HOA has openings for two staff members. One is the CrossCreek Times editor. Position entails collecting info from board members for articles in the newsletters, taking calls from residents wanting to place ads, creating the letter and taking it to printer. Manage delivery process of the Times and any problems that arise. Also insure payment of delivery person by bookkeeper/treasurer. May also take care of specialty fliers.

The other position is that of Administrative assistant to the board. Requires attending all meetings, taking minutes, keeping record of terms of office for board, managing web content & communication with webmaster, purchase of supplies for board and staff use, coordinating printing & mailing of annual meeting letter and other duties.

Contact Monique Richmire with your interest or drop a letter of interest, background in the mail slot at the Rec Center.

### 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.

### FOR SALE

24" Jonesrud chainsaw  
With mauls, wedges, ax etc.  
\$250  
Call Andy 503-642-3114

### WASHINGTON COUNTY Non-Emergency Dispatch

503-629-0111

Please be careful If you happen be out for a walk on the pathways and crossing over a bridge. They tend to be slippery In the rain, snow or ice - any kind of wintery mix.



# CROSS CREEK TIMES

Volume#40 issue 3

March. 2014

## ASSOCIATION BOARD NOTES

### President

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

### Vice President.

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

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### Maintenance

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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 February , 2013

Board present: Don, Monique, Jayne , Denise (quorum)  
Meeting was called to order by Pres. Don Duncan. Minutes were reviewed and approved for January with one amendment.

**Treasurer Rpt:** Checking bal; \$3,570.96 Money Mkt; \$22,551.91  
Reserves; \$53,063.95

**Rec Center:** Motion was made and seconded to increase rental rates, passing unanimously. Rec Ctr rental now \$50.00, Pool Rental \$90.00 with deposit and cleaning fee remaining the same.

**New Business:** Approved purchase of new laptop for Finance.

**Unfinished Business:** Welcome letters and job descriptions were postponed.

### Board Meeting Minutes for March 13, 2014

Board present: Don, Denise, Jayne, Monique (late), Cheryl (late)  
Review and approval of February minutes postponed.

**Vice-President:** Job descriptions postponed until April.

**Treasurer Rpt:** Checking balance: \$3,453.74; Money Market; \$22,553.64  
Reserves; \$53,068.83 Owner account balance summary, total outstanding \$19,897.69.

**Maintenance Report:** Motion was made to accept Oregon Landscape's bid for a 90 day trial period. Motion was seconded and passed with Monique Richmire abstaining.

**Nomination Committee:** Three gift certificates; \$50.00, and (2) \$25.00 certificates and three gift baskets will be available for door prizes at the annual meeting.

**RV Lot:** There are two available spaces.

**Rec Ctr:** Welcome letters approved unanimously.

There will be a work/study day on March 29 for the board to prepare for the annual meeting.

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

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

LOCK  
COMBINATION  
FOR  
March/April  
5-1-9-0

## Staff Members

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

Rec Center Rental: Jayne Nichols reccenter@crosscreekhoa.org





## CROSS CREEK SERVICE DIRECTORY

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Call or email for an appoint-  
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lifeinsurancekathy@aol.com  
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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 April 10, 2014

7:00 p.m

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

### ANNUAL MEETING

Our annual homeowner meeting is coming up soon. Each household will be receiving an invitation to attend soon. We hope that a lot of you plan on attending this year to hear accomplishments and plans for the future.

There will be a raffle for door prizes this year so mark your calendars now! The annual meeting will be held on April 17 at the Rec Center.

Board positions coming up are two one year positions and two (2) year positions. If you have interest, please give Monique Richmire a call.

If you have an interest in serving on a committee or helping with a project, call Jayne, Cheryl or Denise.

### PAID STAFF HELP NEEDED

CrossCreek HOA has openings for two staff members. One is the **CrossCreek Times Editor**. Position entails collecting info from board members for articles in the newsletters, taking calls from residents wanting to place ads, creating the letter and taking it to printer. **Administrative Assistant** to the board. Requires attending all meetings, taking minutes, keeping record of terms of office for board, managing web content & communication with webmaster etc.

Contact Monique Richmire or Don Duncan with your interest/resume. Those considered will be contacted for interviews in April.

Also still needed are a **Maintenance man** and **Pool Administrator**. Contact Monique or Don if interested.

### HEALTH FAIR- April 12th

Century High School North Parking Lot  
(near football field)

Providing various services including  
Mammography via Tuality Hospital Mo-  
bile Mammography.

If you are over 35 years old and inter-  
ested in receiving a mammogram,  
please call Rachel Molitor @ 503-703-  
5206 or chshealthfair2014@gmail.com.

### Rec Center Rentals

If you plan on having a party  
using the Rec Center, please  
note the rates have gone up  
effective April 1st.

Rec Center—\$50.00

Pool \$90.00

Cleaning fee/deposit remain  
the same.

### Book Club

We have a couple of openings for  
interested readers. Meetings are  
the 1st Thurs of the month at  
6:30pm. Currently reading Flight  
Behavior by Barbara Kingsolver.

We have lively book discussions,  
break for a snack and some chat-  
ting and enjoy the evening.

Please give Jayne Nichols a call  
with your interest or send an email  
to RecCenter@crosscreekhoa.org  
We look forward to meeting some  
new members.

### RV LOT

There are a couple of open spac-  
es at the RV Lot. If you need a  
space, give Denise Oest a phone  
call 503-642-4544 or email  
RVLot@crosscreekhoa.org

**WASHINGTON COUNTY  
Non-Emergency  
Dispatch**

**503-629-0111**

# Dates & Events to Remember

## June

- June 12th: Association Meeting, Rec Center <> 7:00pm
- June 14th: Flag Day - Proudly display your American flag
- June 14th: Swimming Pool Opens - See below for hours & lessons
- June 15th: Father's Day
- June 16th: Swim lessons begin - Session 1, June 16 - June 27
- June 30th: Dance Class, June 30 - July 11th. Performance July 12th

## July

- July 4th: Independence Day
- July 10th: Association Meeting, Rec Center <> 7:00pm
- July 14th: Swim lessons, Session 2, July 16 - July 25th
- July 19th: Cross Creek HOA Community Yard Sale
- July 28: Sports Camp - First session, July 28 - August 1

## August

- August 4: Swim lessons, Session 3, August 4 - August 15
- August 14: Association Meeting, Rec Center <> 7:00pm
- August 18: Sports Camp - Session 2, August 18 - August 22
- August 25: Swim Lessons, Session 4, August 25 - September 5

Running Camp - In development. Check website or with Jory Schaller  
**Pool Hours: 12:00pm to 8:00 daily.** Only closed for parties.  
Cross Creek Residents, no charge. Guests, \$1.00 each  
The Rec Center can now be reserved for parties on Friday or Saturday!  
**Meet Jory Schaller:** Having grown up in Cross Creek, she is a certified life guard.

This is her 6th year working at the pool. Last year she was a lead life guard & she's now the HOA Pool Administrator. Be sure to say "HI" to her when you're at the pool. Jory hopes to provide safe and fun outside summer activities for the whole family.  
**Remember the "COMMUNITY YARD SALE" event scheduled for JULY 19th**

Look for guidelines & details in the next edition of your Cross Creek Times  
***Did you know?*** If you have something you want to buy, sell or trade you can place a free ad in the Times! Contact your editor to prepare your ad. Your ad will be placed for up to 3 months. If we need to stop the ad, just let us know.

**IT IS IMPORTANT TO CONFIRM THE DATE & TIME FOR ANY EVENT**

Cross Creek Times, Editor: Bob Nichols, timeseditor@crosscreekhoa.org<>503.888.5424



# Cross Creek Times

ume #40, #4

June, 2014

## Association Board Notes

### Board Meeting Minutes for April, 2014

**Board present:** Don Duncan, Jayne Nichols, Denise Oest, Monique Richmire, Cheryl Wrzesinski, Wendy Matthews  
Meeting was called to order by Pres. Don Duncan.

February and March Minutes were approved.

**Officer & Board Member Reports:** Don reported on contract with Oregon Lawnscape, preparation for Annual meeting, progress on Reserve Study Report & Review of Property standards templates.

VP Richmire reported on job descriptions & staffing. Job description approved by vote of board.

**Treasurer's Report:** Checking balance of \$34,427.27. Money

Market balance of \$20,555.52, & Reserve balance of \$53,074.23. Owner/account balance outstanding **\$17,170.69**

**Rec. Center:** rental requirements during summer discussed.

**RV Lot:** Maintenance standards discussed with motion

made and approved for RV Lot Regulations.

**Maintenance:** Maintenance request for bridge at 203rd, June meeting planned to discuss Reserve Study, Don reported on pool water quality testing, lock replacements, Rec Center game repairs. Property standards has a revised working draft & is available for review by board members.

Templates of Violation Notices were discussed with 1st Wednesday in month for review.

**Unfinished business:** Research continues on Ping Pong table & other Rec Center game replacements.

**New Business:** Discussion of pool staffing, hiring with pay rates approved.

SEE PAGE 2 & 3 FOR HOA ASSOCIATION & MAY BOARD NOTES

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

**Rec Center Rental:** Jayne Nichols, reccenter@crosscreekhoa.org

Washington County Non-emergency dispatch: 503-629-0111

### Board of Directors

#### President

Don Duncan

503-649-9591

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

#### Vice President

Cheryl Wrzesinski

503-649-3137

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

#### Property Standards

Monique Richmire

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#### Treasurer

Wendy Matthews

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#### Maintenance

Kathy Copeland

503-649-0359

Cell: 971-409-4829

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

#### Pool-Rec Center

Jayne Nichols

916-267-4524

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

#### RV Lot

Kelli Sepulveda

206-317-5691

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

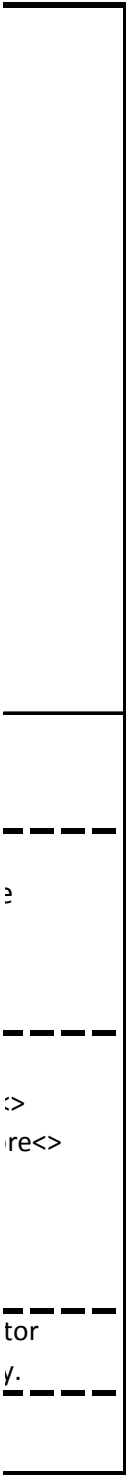
#### LOCK COMBINATION

FOR JUNE

4-5-2-4

<p align="center"><b>CROSS CREEK HOMEOWNERS ASSOCIATION</b></p> <p align="center"><b>DRAFT: Minutes of Annual Meeting of Association, April 17, 2014</b></p> <p><b>Board Members Present:</b> Don Duncan, Jayne Nichols, Denise Oest, Monique Richmire, Cheryl Wrzesinski, Wendy Matthews</p> <p>Meeting called to order by Board President Don Duncan with all board members present &amp; a Homeowners Quorum represented.</p> <p>Announcement of open staff positions for Board Administration Assistant &amp; Cross Creek Times Editor.</p> <p>Annual Meeting minutes of April 18, 2013 were read &amp; approved.</p> <p>* Report by Don Duncan w/recap of main actions of the previous year. He reported on maintenance on the common pathways &amp; sidewalk . 2 resolutions about when the Annual Assessment is due &amp; electronic payment of Association bills.</p> <p>*VP Monique Richmire reported on Job descriptions &amp; Property Standards compliance.</p> <p>*Treasurer Wendy Matthews reported on Tax Return filing &amp; Employee Tax payments.</p> <p>- Fiscal status as of April 8, 2014 balances: Checking: \$34427.27, Money Market balance \$20,555.52, Reserve Balance: \$53,074.23. Owner/lot account balance has been reduced from \$77072.02 to \$17,170. Operations Budget for Fiscal Year 2014-2015 approved.</p> <p>*Rec Center available for variety of uses to community members.</p> <p>*RV Lot: Currenty 1 space available with waiting list.</p> <p>*Maintenance includes bidding on surfacing of Basketball &amp; Tennis courts. Reserve study recommends replacement years for community items.</p> <p><b>New Business:</b> New Board Members, Cheryl Wrzesinski &amp; Monique Richmire, Kelli Sepulveda and Kathy Copeland were elected to terms on the board.</p> <p>*<b>Raffle Prizes:</b> Judy T, Kathy C, Tom W, Nancy B, Jose V won prizes with \$50 Grand Prize going to Chris M.</p> <p>*Next Annual Meeting scheduled for April 16, 2015</p>
<p align="center"><b>DRAFT: Board Meeting Minutes for May 8, 2014</b></p> <p>Board Present: Don Duncan, Jayne Nichols, Kathy Copeland, Monique Richmire, Wendy Matthews, Denise Oest-Outgoing Board Member.</p> <p>Meeting called to order by President Duncan &amp; quorum confirmed</p> <p>April 10 Board Meeting Minutes read &amp; approved, April 17 Association Meeting Minutes were read &amp; remain as draft until the next Annual Meeting.</p> <p>*Board Member Roles discussed &amp; assignments approved by unanimous consent:</p> <p>Don Duncan-President, Cheryl Wrzesinski-Vice President, Wendy Matthews-Treasurer &amp; Secretary, Monique Richmire-Property Standards, Kathy Copeland-Maintenance, Jayne Nichols-Recreation Center &amp; Pool, Kelli Sepulveda-RV Lot.</p>

<p>*Reports: President Duncan reported on review of bridges to prepare for repair. Recent damage to bike rack &amp; posts will be covered by driver's insurance.</p> <p>*VP Richmire is becoming Property Standards Chair &amp; developing advisory letters and guidelines on garden areas.</p> <p>*Treasurer's Report: As of May 8 balances were: Checking: \$31,16.48, Money Market: \$18, 555.52, Reserve: \$53,074.23. Owner/Lot Account Balance: \$17,459.69</p> <p>*Rec Center: Jayne reported Book Club has read &amp; discussed 8 books &amp; is taking a summer break. Pool Opening Scheduled June 14th. Motion made &amp; approved to open pool rental for Saturday nights to allow for pool rentals on Friday &amp; Saturday.</p> <p>*RV Lot: One space available. Rental notices have been sent.</p> <p>*Maintenance: Motion made &amp; approved for additional shrubbery pruning. Replacement bike rack selected. Prority maintenance items identified.</p> <p>*Unfinished Business: Pool - Jory Schaller hired as pool administrator &amp; 2 lifeguards.</p> <p>*Staff Positions: Cross Creek Times - Bob Nichols hired as Editor; Celina Degraw hired as Administration Assistant by unanimous approval.</p> <p>*Rec Center cleaning &amp; maintenance discussed</p> <p>*Property Standards letters discussed.</p> <p>*New Business: Community Garage Sale date of July 19 w/Jayne Nichols on preparation</p>	<p align="center"><b>REC CENTER RENTALS</b></p> <p>Note current Rec Center Rates</p> <p align="center">Rec Center \$50.00</p> <p align="center">Pool: \$90.00</p> <p align="center">(Includes Lifeguard)</p> <p align="center">Cleaning fee/deposit remain the same</p> <p>Forms available at crosccreekhoa.org</p>
<p align="center"><b>CROSS CREEK SERVICE DIRECTORY</b></p> <p align="center">Listing space available to CCHOA residents</p> <p align="center">Contact: timeseditor@crosscreekhoa.org</p> <p align="center"><b><u>PC REPAIR AND TRAINING</u></b></p> <p align="center">Evenings &amp; weekends * Your Home * Reasonable</p> <p align="center"><b>Contact: Nancy Brewer</b></p> <p align="center">503-310-3274 or</p> <p align="center"><a href="mailto:bbsamazon@bbdata.us">bbsamazon@bbdata.us</a></p>	<p align="center"><b>One Stop Construction</b></p> <p align="center">&lt;&gt;All home repair&lt;&gt;Remodling&lt;&gt;Painting&lt;&gt;Decks&lt;&gt;Fences&lt;&gt;Handyman Services&lt;&gt; &amp; Much, Much Mo</p> <p align="center">&lt;&gt;Cross Creek Resident&lt;&gt;Free Quotes&lt;&gt;</p> <p align="center"><b>Chris Cannon: 503-313-4565</b></p> <p align="center"><a href="http://www.onestopconstruction.net">www.onestopconstruction.net</a></p> <p align="center"><a href="mailto:chris@onestopconstruction.net">chris@onestopconstruction.net</a></p> <p align="center">There is no fee to place an ad. Simply contact the edi</p> <p align="center">by phone or email. Ads must be resubmitted quarterl</p>
<p align="center"><b>Are you age 45 - 85?</b></p> <p>Do you have insurance in place to pay for Funeral and final expenses costs? Call or email for an appointment to discuss this important coverage.</p> <p align="center"><b>No medical exams</b></p> <p align="center"><b>Kathy Archibald</b></p> <p align="center"><a href="mailto:lifeinsurancekathy@aol.com">lifeinsurancekathy@aol.com</a></p> <p align="center">503-992-6214</p>	<p align="center">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 &amp; do so at your own risk</p>







# Cross Creek Times

Volume #40, #5

July, 2014

## Board of Directors

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

Vice President

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Maintenance

Kathy Copeland

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Cell: 971-409-4829

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Kelli Sepulveda

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

**LOCK COMBINATION**

**FOR JULY**

**4-5-2-4**

## ASSOCIATION BOARD NOTES

### Draft Minutes of Meeting of June 12, 2014

**Board Members Present:** Don Duncan, Cheryl Wrzesinski, Wendy Matthews, Jayne Nichols, Kathy Copeland & Kelli Sepulveda

\*Meeting called to order at 7:00pm

\*Don announced changes in Board Positions with Monique Richmire in charge of the RV Lot & Kelly Sepulveda as Property Standards Mbr.

\*Celina DeGraw served as Admin Asst & recorded notes for meeting.

\*May 8, 2014 Board Meeting Minutes read, corrections made & approved

\***Homeowner Forum:** PIP for lot 181 for painting submitted & approved

\***Officer & Board Member Reports:** President/Vice President reported on meeting to discuss & review Reserve Study

\***Treasurer:** Report on May 31, 2014 End of Fiscal Year 2013-2014

Balances of: Checking \$3129.58; Money Market Balance \$18,557.20; Reserve Balance of \$53,084.87.

\***Rec Center:** Discussed cleaning policy after rentals & possible changes. Proposed changes to after event inspections. Discussion of Early Bird swimmers & training of pool cover removal.

\***RV Lot:** One space available. All Rental Fee notices out. Issues of lot standards & maintenance discussed.

\***Maintenance:** Current landscaping company turned in resignation.

Board reviewing proposals & bids from other companies. Remodling of the showers in both bathrooms in rec center to be completed before the Rec Center opens for the summer.

\***Unfinished Business:** Maintenance of Cross Creek HOA property was discussed with proposal to hire Don Krekleu at \$35/hour as needed. Motion made & passed.

\***New Business: Sealing Pathways** to take place June 16-17 by Scott Leggit Asphalt if weather permits. Addition \$600 approved for Rec Center parking lot. **Board Member Vacancy:** Wendy Matthews

resigned as voting member of Board. Retained as non-voting member

**Cross Creek HOA Website update:** Discussion of 3 plans to improve informing ability of site. Plan 3 selected and passed unanimously.

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

**Rec Center Rental: Jayne Nichols, [reccenter@crosscreekhoa.org](mailto:reccenter@crosscreekhoa.org)<>916-267-4524**

**Cross Creek Times, Editor: Bob Nichols, [timeseditor@crosscreekhoa.org](mailto:timeseditor@crosscreekhoa.org)<>503-888-5424**

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



# Dates & Events to Remember

## *June*

June 30th: Dance Camp, June 30 - July 11th Performance July 12th

## *July*

July 4th: Independence Day

July 10th: Cross Creek HOA Meeting, 7pm Rec Center <> 7:00pm

July 14th: Summer Camp Session 1, July 14th - July 18th

July 14th: Swim lessons, Session 2, July 16 - July 25th

July 18th & 19th: Cross Creek HOA Community Yard Sale - See Notes below

## *August*

August 4: Summer Camp Session 2, August 4th - August 8th

August 4: Swim lessons, Session 3, August 4 - August 15

August 14: Cross Creek HOA Meeting, 7pm Rec Center

## *September*

September 1: Labor Day

September 4: Book Group Resumes: 7pm Rec Center. See Notes below.

September 11: Cross Creek HOA Meeting, 7pm Rec Center

### **Cross Creek Notes**

Are you familiar with the resource that is the Cross Creek website? The newest addition is a very helpful Rec. Center Calendar. This is the place to see about things that are happening there: swim lessons during the summer schedule, other classes, meeting schedules, or if the Center is reserved for an event.

### **Community Wide Garage Sale**

The Cross Creek HOA Community Garage Sale is scheduled for July 18th and 19th. Sell your unwanted items or hunt for treasures your neighbors have. See the "Craigslist" posting for basic information.

### **Cross Creek Book Group**

The Book Group resumes with "Mail Order Brides On the Frontier" by Chris Enos

### **Respect for the American Flag**

We urge everyone to fly the American flag on the Fourth in observance of our independence. Please remember to only display a flag in good condition. The flag should be taken down at sunset or illuminated properly if left out at night.

#### **One Stop Construction**

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be resubmitted on a quarterly basis.



# Cross Creek Times

Volume #40, #6

August, 2014

## Board of Directors

President

Don Duncan

503-649-9591

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

Vice President

Cheryl Wrzesinski

503-649-3137

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

Property Standards

Kelli Sepulveda

208-317-5691

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

Treasurer

Wendy Matthews

503-381-2992

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

Maintenance

Kathy Copeland

503-649-0359

Cell: 971-409-4829

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

Pool-Rec Center

Jayne Nichols

916-267-4524

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

RV Lot

Monique Richmire

503-913-5190

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

## LOCK COMBINATION

For August

4-5-2-4

## ASSOCIATION BOARD NOTES

### Overview of Board Meeting of July 10, 2014

**Board Members Present:** Don Duncan, Cheryl Wrzesinski, Kathy Copeland & Kelli Sepulveda

\*Meeting called to order at 7:04pm

\*Minutes for May 8, 2014 Board Meeting Minutes read, corrections made and Minutes approved

\***Homeowner Forum:** PIP submissions for house painting on Lot #73, & Lot #227 submission for house painting. The board has requested clarification of color samples.

\***Officer & Board Member Reports:** President/Vice President reported sealing completed on pathways & courts. Rec Center parking sealed & striping redone. Public restrooms in rec center painted. Report on Reserve Study completed & will work on scheduling date to present report

\***Treasurer:** Balances on July 9, 2014: Checking - \$12,395.60; Money Market: \$20,559.93; Reserve: \$65,090.57. Total Cash on hand: \$74,164.92. Owner/Lot Account Balance Total: \$16,826.69

\***Rec Center:** Proposal to replace 6 card tables with round folding tables. Decision on replacement postponed until next meeting. Interviews conducted of cleaning companies for the Rec Center during the fall, winter, spring & on call cleaning after rental during the summer.

\***RV Lot:** Report on break-in & vandalism. Fences & gate checked. RV lot code changed & users to be notified of new code.

\***Maintenance:** Pathways & courts have been sealed. Restrooms painted, pool cleaned & recaulked. New refrigerator purchased for rec center kitchen.

\***Unfinished Business:** Proposal to replace ping-pong table with a new commercial grade one. To have quote(s) for next BOD meeting. Weekly-biweekly building maintenance still being worked on. Reserve Study still being worked on.

\***New Business:** Property Standards Document Update - Still in progress, postponed until next meeting.

\*Meeting adjourned at 7:58pm

>Draft Minutes submitted by Celina Degraw, Admin Assistant

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

**Rec Center Rental: Jayne Nichols, [reccenter@crosscreekhoa.org](mailto:reccenter@crosscreekhoa.org)<>916-267-4524**

**Cross Creek Times, Editor: Bob Nichols, [timeseditor@crosscreekhoa.org](mailto:timeseditor@crosscreekhoa.org)<>503-888-5424**

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

# Dates & Events to Remember

## *August*

August 4: Summer Camp Session 2, August 4th - August 8th

August 4: Swim lessons, Session 3, August 4 - August 15

August 5: National "Night Out" at Life Church on 209th, 6-8pm

August 14: Cross Creek HOA Meeting, 7pm Rec Center

## *September*

September 1: Labor Day - Please remember to fly your American flag

September 2: Many Schools Resume: Please be extra alert for students & buses

September 4: Book Group Resumes: 7pm Rec Center. See Notes below.

September 11: Cross Creek HOA Meeting, 7pm Rec Center

## *October*

October 13: Columbus Day Observed

October 31: Halloween - Enjoy the ghosts & goblins

## **CROSS CREEK NOTES**

### **Property Standards**

**REMINDER:** Dog owners are responsible for cleaning up after their pet and not leaving droppings in their neighbors yards.

### **RV Lot**

The RV Lot has a space available for a trailer up to 17.5' X 7' - Check w/RV Lot Manager.

### **Preschool Availability**

Bethlehem Lutheran Preschool is enrolling for fall 2014 - Check the flier with the CC Times or contact 503-649-3380 for more information.

### **Cross Creek Website**

Are you familiar with the resource that is the Cross Creek website? It has Board & Staff contact information. There are forms & guidelines for just about every action.

### **Community Wide Garage Sale**

The Cross Creek HOA Community Garage Sale was held on July 18th and 19th. More than 20 families took advantage of the opportunity to recycle some items & meet their neighbors.

### **Cross Creek Book Group**

The Book Group resumes with *Hearts West: Mail Order Brides On the Frontier* " by Chris Enss. Learn, Share & Enjoy Company. Refreshments served. Meets September 4th, 7pm.

### **Respect for the American Flag**

We urge everyone to fly the American flag on Labor Day. Please remember to only display a flag in good condition. The flag should be taken down at sunset or properly illuminated if left out.

### **One Stop Construction**

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# Cross Creek Times

Volume #40, #7

September, 2014

<b>Board of Directors</b> President Don Duncan 503-649-9591 <a href="mailto:president@crosscreekhoa.org">president@crosscreekhoa.org</a>	<b>ASSOCIATION BOARD NOTES</b> <b>Overview of Board Meeting of July 10, 2014</b> <b>Board Members Present:</b> Don Duncan, Jayne Nichols, Kathy Copeland, & Kelli Sepulveda *Meeting called to order at 7:00pm *Minutes for July 10, 2014 Board Meeting Minutes read, corrections made and Minutes approved * <b>Homeowner Forum:</b> PIP submissions for house painting on Lot # 85, 217, 243, 137, 35, 227, & 121 with paint samples. * <b>Officer &amp; Board Member Reports:</b> President included information on open board position, response to maintenance request, that RV lot requests have been handled & the Rec Center is in good shape. * <b>Vice President</b> (Absent) Report on recommended changes to website font & announced 1st Reserve study meeting to be held in September * <b>Treasurer:</b> Budget waiting for reserve committee to meet. Community Yard sale went well with good turnout. Settlement on Lot 54 for past due HOA dues. BALANCE SHEET: As of Aug. 12 Checking balance of \$9,261.38; Money market \$20,561.36; Reserve balance \$65,097.20 CASH ON HAND \$94,919.94; Lot balance \$38,629.69 * <b>Rec Center:</b> Wa county inspection of pool noted changes and updates required. Completed and the pool is up to code. Tables and Ping-pong table have been ordered. <u>Hearts West</u> for Sept. 4 meeting. * <b>RV Lot:</b> Hole repaired in gate. Reminder to users to check gate lock * <b>Maintenance:</b> New chlorinator required by Wa county inspection has been purchased and installed to return pool to code. * <b>Unfinished Business:</b> Tables have been ordered. Weekly & biweekly cleaning crew for rec center search continues. * <b>New Business:</b> Property Standards Document Update - *Meeting adjourned at 7:38pm >Notes submitted by Celina Degraw, Admin Assistant
<b>LOCK COMBINATION</b> <b>For September</b> <b>2-5-0-2</b>	<b>Cross Creek HOA Board Position:</b> For term to 2016. Must be a home owner interested in helping direct and maintain character of an appealing neighborhood. PLEASE CONTACT: HOA President or Vice President.
<b>Emergency Contact for Rec Center: Don Duncan, 503-649-9591</b> <b>Rec Center Rental: Jayne Nichols, <a href="mailto:reccenter@crosscreekhoa.org">reccenter@crosscreekhoa.org</a>&lt;&gt;916-267-4524</b> <b>Cross Creek Times, Editor: Bob Nichols, <a href="mailto:timeseditor@crosscreekhoa.org">timeseditor@crosscreekhoa.org</a>&lt;&gt;503-888-5424</b> <b>Washington County Non-Emergency Dispatch: 503-629-0111</b>	

## Dates & Events to Remember

### *September*

September 1: Labor Day - Please remember to fly your American flag  
September 2: Many Schools Resume: Please be extra alert for students & buses  
September 3: Property Standards Meeting, 7pm Rec Center  
September 4: Book Group Resumes: 7pm Rec Center. See Notes below.  
September 11: Cross Creek HOA Meeting, 7pm Rec Center

### *October*

October 1: Property Standards Meeting, 7pm Rec Center  
October 9 : Cross Creek HOA Meeting, 7pm Rec Center  
October 13: Columbus Day Observed  
October 31: Halloween - Enjoy the ghosts & goblins

### *November*

November 4: Election Day - Your vote is important to our Democracy  
November 11: Veteran's Day - Remember those who have given for our freedom.  
November 13: Cross Creek HOA Meeting, 7 pm Rec Center  
November 27: Thanksgiving Day - Enjoy family, food & football

### **CROSS CREEK NOTES**

#### **The Cross Creek Book Group**

The Book Group resumes with **"Hearts West: Mail Order Brides On the Frontier"** by Chris Enss. Learn, Share & Enjoy Company. Refreshments served. Meets in Rec Center September 4th, 7pm. Bring your ideas for the next book for the group.

#### **Property Standards**

**REMINDER: EVERY** owner and tennant has a responsibility to help keep **OUR Cross Creek** a "high class neighborhood". Mowed lawns, weeds controlled & trees trimmed. Remember only licensed operable vehicles are allowed on lots & streets. If you have questions about property standards, please refer to the Property Standards Documents at the Cross Creek website - [crosscreekhoa.org](http://crosscreekhoa.org).

#### **Pool and Rec Center**

**Please Note:** The pool will be closed during the week after Labor Day. Check for weekend opening. For comments or suggestions regarding the operation of the pool please contact the rec center.

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# Cross Creek Times

Volume #40, #8

October, 2014

<b>Board of Directors</b>  President Don Duncan 503-649-9591 <a href="mailto:president@crosscreekhoa.org">president@crosscreekhoa.org</a>	<b>ASSOCIATION BOARD NOTES</b>  <b>Overview of Board Meeting of September 11, 2014</b>  <b>Board Members Present:</b> Don Duncan, Cheryl Wrzesinski, Jayne Nichols, Kathy Copeland & Kelli Sepulveda  *Meeting called to order at 7:03pm  *Minutes for August 14, 2014 Board Meeting Minutes read, corrections made and Minutes approved  * <b>Homeowner Forum:</b> Property Improvement Proposals submitted with a new color for Lot 227. Other submissions approved by property standards & the property owners will be notified  * <b>Homeowner Concerns:</b> <u>Ivy growth on walking path</u> - to be pruned in the fall with tree trimming. <u>Garbage Can missing from south tennis court</u> - Broken garbage can to be replaced. <u>Pine needles on walking path</u> as a slip hazard. <u>Bridges on HOA walking paths</u> - repairs are underway. Play ground in need of addition of chips to replenish coverage under equipment.  * <b>Officer &amp; Board Member Reports:</b> President: Summer is ending.  * <b>Vice President:</b> Reserve study meeting reset to October. RV lot suggested to have new lock and reminders for RV Lot users to be sure to check the lock after each use.  * <b>Treasurer:</b> Balances as of September 10, 2014 - Checking: \$6921.22; Money Market: \$20,563.10; Reserve Balance: \$65,103.83; Total Cash on Hand: \$92,588.15; Owner/Lot Account Balance Total: \$31,114.89.  * <b>Rec Center:</b> Proposal to look at lifeguard options: Currently (5) Lifeguards & (1) Pool Admin./Manager. Clarification of questions and concerns on Rental Agreement.  * <b>RV Lot:</b> Refer RV Lot questions to Cheryl Wrzesinski at 503-649-3137.  * <b>Maintenance:</b> Bridge Repair; Rec Center painting; Landscape to have major trimming around Rec Center and tennis courts; Looking at the cost of installing larger inflow pipes for filling pool.  * <b>Unfinished Business:</b> Assembly of new ping pong table; New table has arrived & needs to be assembled; Sale of old card tables (4 each); Changes still need to be completed on the new website.  * <b>New Business:</b> None  >Notes submitted by Celina Degraw, Admin Assistant
<b>Vice President</b> Cheryl Wrzesinski 503-649-3137 <a href="mailto:vp@crosscreekhoa.org">vp@crosscreekhoa.org</a>	
<b>Property Standards</b> Kelli Sepulveda 208-317-5691 <a href="mailto:propstandards@crosscreekhoa.org">propstandards@crosscreekhoa.org</a>	
<b>Treasurer</b> Wendy Matthews 503-381-2992 <a href="mailto:treasurer@crosscreekhoa.org">treasurer@crosscreekhoa.org</a>	
<b>Maintenance</b> Kathy Copeland 503-649-0359 Cell: 971-409-4829 <a href="mailto:maintenance@crosscreekhoa.org">maintenance@crosscreekhoa.org</a>	
<b>Pool-Rec Center</b> Jayne Nichols 916-267-4524 <a href="mailto:reccenter@crosscreekhoa.org">reccenter@crosscreekhoa.org</a>	
<b>RV Lot</b> <b>Cheryl Wrzesinski</b> 503-649-3137 <a href="mailto:rvlot@crosscreekhoa.org">rvlot@crosscreekhoa.org</a>	
<b>STAFF</b>  Cross Creek Times <b>Bob Nichols, Editor</b> 503-888-5424 <a href="mailto:timeseditor@crosscreekhoa.org">timeseditor@crosscreekhoa.org</a>	
<b>Administrative Assistant</b>  <b>Celina DeGraw</b> 503-336-4759 <a href="mailto:info@crosscreekhoa.org">info@crosscreekhoa.org</a>	
<b>LOCK COMBINATION</b>  <b>For October</b> <b>2-5-0-2</b>	<b>► Cross Creek HOA Board Positions:</b> 2 Board positions open.  Must be a home owner interested in helping to direct & maintain the the character of our neighborhood. For information please contact the Cross Creek Home Owners Association President, Don Duncan or Vice President Cheryl Wrzesinski.
<b>Contact Information</b>  <b>Emergency Contact for Rec Center: Don Duncan, 503-649-9591</b>  <b>Rec Center Rental: Jayne Nichols, <a href="mailto:reccenter@crosscreekhoa.org">reccenter@crosscreekhoa.org</a>&lt;&gt;916-267-4524</b>  <b>Washington County Non-Emergency Dispatch: 503-629-0111</b>	

A message from the HOA Board President regarding vacant board positions: Per Article V of the Cross Creek HOA By-Laws: "Section 1: Number. The affairs of this Association shall be managed by a Board of seven (7) directors who must be members of the Association."

For the past three months we have had Six (6) Voting Members and it is unfortunate that we now have had a second Board member resign this past month.

There are many requirements set by the State and County in the operation of the Home-owners Association. It is imperative that we get more owners to attend and help self-manage this Association to comply with our Governing Documents.

For the past year and one half, after Lee Hodenpyle retired, the hours I have personally spent in the management and operation of the HOA have been demanding. These should be shared by volunteer members on the board, so when we are fully manned the pressures are not overwhelming on the remaining members. Homeowners are also needed to serve on various committees.

It is imperative that as an owner you become involved. The only alternative is to seek a management company to fulfill our fiscal, maintenance and governing authority's requirements. If this were to happen the annual assessment would have to be increased and to what extent we are not sure. - Don Duncan, President Cross Creek HOA (503-649-9591, [president@crosscreekhoa.org](mailto:president@crosscreekhoa.org))

## Dates & Events to Remember

### October

- October 1: Property Standards Meeting, 7pm Rec Center
- October 2: Cross Creek Book Club, 7pm Rec Center, see notes below
- October 9 : Cross Creek HOA Meeting, 7pm Rec Center
- October 13: Columbus Day Observed
- October 31: Halloween - Enjoy the ghosts & goblins

### November

- November 4: Election Day - Your vote is important to our Democracy
- November 5: Property Standards Meeting, 7pm Rec Center
- November 6: Cross Creek Book Club, 7pm Rec Center
- November 11: Veteran's Day - Remember those who have given for our freedom.
- November 13: Cross Creek HOA Meeting, 7 pm Rec Center
- November 27: Thanksgiving Day - Enjoy family, food & football

### CROSS CREEK NOTES

- **Early Bird Swimmers:** Please return pool key to mail slot at Rec Center by October 15th.
- The Cross Creek Book Group:** The Book Group will discuss *Wild: From Lost to Found on the Pacific Crest Trail* by Cheryl Strayed. Learn, Share & Enjoy Company. Refreshments served. Rec Center October 2, 7pm. Bring your book ideas for the group.
- Property Standards:** Remember Fall has arrived & to keep your leaves raked & to dispose of them properly.
- Pool and Rec Center:** There are 4 folding card tables available for \$1.00 (one dollar) each. Contact Jayne Nichols, Rec Center Manager to make arrangements
- The Rec Center is available for rental for your group or party. Check the "Rec Center Calendar" on the website for availability. The rental fee is \$50.00 plus cleaning deposit.
- **Please Note:** The pool has closed for the season. Please look for an announcement of the opening date and swim classes in the spring "Times".

### One Stop Construction

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# Cross Creek Times

Volume #40, #9      November, 2014

<b>Board of Directors</b>  President <b>Don Duncan</b>  503-649-9591 <a href="mailto:president@crosscreekhoa.org">president@crosscreekhoa.org</a>	<b>ASSOCIATION BOARD NOTES</b>  <b>Overview of the Board Meeting of 9, 2014</b>  <b>Board Members Present:</b> Don Duncan, Cheryl Wrzesinski, Jayne Nichols, Kathy Copeland & Kelli Sepulveda  *Meeting called to order at 7:04pm  *Minutes for September 11, 2014 Board Meeting Minutes read, corrections made and Minutes approved  * <b>Homeowner Forum:</b> Property Improvement Proposals submitted: Lot 108, stone pathway & Lot 67, backyard shed; both approved.  * <b>Homeowner Concerns:</b> Trailers, dumpsters & overhanging branches. Referred to Property Standards Board member.  * <b>Officer &amp; Board Member Reports:</b>  ➤ <b>President:</b> One bridge fixed; New Ping Pong table assembled.  ➤ <b>Vice President:</b> Reserve Study meeting Oct. 23 at 7pm RV Lot: 1 individual waiting for space in lot & 1 Outstanding lot fee.  ➤ <b>Treasurer:</b> Submitted printed report copies to board. Waiting for Reserve Study with funds set aside for committee action. Needs to be in place by Nov. 16. 26% of HOA dues still outstanding. Balances as of September 10, 2014 - Checking: \$7467.50 Money Market: \$20,564.79; Reserve Balance: \$65,142.54 Total Cash on Hand: \$93,142.54; Owner/Lot Account Balance Total: \$24,551.39.  ➤ <b>Rec Center:</b> Proposal & approval of reimbursement for Wendy attending HOA Forum. New tables in use in Rec Center. Rec Center available & to be promoted in newsletter. Looking for Rec Center cleaning crew. Old card tables sold.  ➤ <b>Maintenance:</b> Bridge Repair completed on one bridge; Rec Center painting needs to be done by maintenance. Pool was winterized.  ➤ Landscapers: Major landscaping needs; bids received for bark chips for all playground areas, trimming of trees & shrub removal. Tree removal to be done by maintenance.  ➤ <b>Unfinished Business:</b> Property Standards document changes proposed for front yard gardens & roadside free goods. Website needs to show meeting minutes & to advertise rental availability of Rec Center & fees.  ➤ <b>New Business:</b> Pool repairs & updating reported, operational review of pool; estimate requested.  ➤ <b>NOTE:</b> Opportunity to serve your community!  Positions on HOA Board - see Cross Creek Notes > Meeting adjourned at 8:25pm > Notes submitted by Celina Degraw, Administrative Assistant
Vice President <b>Cheryl Wrzesinski</b>  503-649-3137 <a href="mailto:vp@crosscreekhoa.org">vp@crosscreekhoa.org</a>	
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<b>STAFF</b>  Cross Creek Times <b>Bob Nichols, Editor</b>  503-888-5424 <a href="mailto:timeseditor@crosscreekhoa.org">timeseditor@crosscreekhoa.org</a>	
Administrative Assistant  <b>Celina DeGraw</b>  503-336-4759 <a href="mailto:info@crosscreekhoa.org">info@crosscreekhoa.org</a>	
<b>LOCK COMBINATION</b>  For November <b>9-5-3-0</b>	
<b>Contact Information</b>  Emergency Contact for Rec Center: Don Duncan, 503-649-9591 Rec Center Rental: Jayne Nichols, <a href="mailto:reccenter@crosscreekhoa.org">reccenter@crosscreekhoa.org</a> <>916-267-4524 Washington County Non-Emergency Dispatch: 503-629-0111	

# Dates & Events to Remember

## November

- November 4: Election Day - Your vote is important to our democracy
- November 5: Property Standards Meeting, 7pm Rec Center
- November 6: Cross Creek Book Club, 7pm Rec Center. See "Notes" below.
- November 11: Veteran's Day - Remember those who have given for our freedom.
- November 13: Cross Creek HOA Meeting, 7 pm Rec Center
- November 27: Thanksgiving Day - Enjoy family, food & football

## December

- December 3: Property Standards Meeting, 7pm Rec Center
- December 4: Cross Creek Book Club, 7pm Rec Center. Book: *Bel Canto* by Ann Patchett
- December 11: Cross Creek HOA Meeting, 7pm Rec Center
- December 25: Christmas Day
- December 31: New Years Eve

### CROSS CREEK NOTES

► Vacant **Cross Creek HOA Board Positions:** 2 Board positions currently are open. Must be a homeowner interested in helping to direct and maintain the character of our neighborhood. Positions are for term thru April 2015. For information please contact the Cross Creek Home Owners Association President, Don Duncan (president@crosscreekhoa.org) or Vice President Cheryl Wrzesinski (vp@crosscreekhoa.org).

**The Cross Creek Book Group:** Rec Center, November 6th, 7pm. The Book Group will discuss *Mink River* by Brian Doyle. Come to Learn, to Share & to Enjoy Company. Refreshments served. Bring your book ideas for the group.

**Property Standards:** Many trees and shrubs require annual pruning which require coordination between neighbors. Please take the extra time required to coordinate with a neighbor prior to trimming your or their trees or shrubs. Property Standards are just a guideline to these requirements, neighbors can and should maintain their property lines together.

**Rec Center & Pool:** The pool is currently closed for winter. The Rec Center is available for rental for your group or party event. Contact Jayne Nichols, Rec Center Manager to make arrangements. Check the "Rec Center Calendar" on the website for availability and forms. The rental fee is \$50.00 plus cleaning deposit.

► **Please Note:** Look for an announcement of the reopening & for swim classes

**Cross Creek Website:** A new website is under construction and near completion.

Cross Creek Rec Center: Available for rental by owners or residents of Cross Creek HOA (With paid up dues).

The Rec Center features: Kitchen facility, open meeting area and loft with ping pong and pool tables. Folding chairs and tables are available for use.

Swimming pool with lifeguard is available in the summer for a \$90 rental fee.

Rental fee is \$50 Sept. thru May for up to 6 hours with a refundable \$150.00 cleaning deposit required.

>Check the HOA website (crosscreekhoa.org) for the calendar of available dates and the forms for rental.

Contact the Rec Center Manager, Jayne Nichols at reccenter@crosscreekhoa.org to make your reservation.

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# Cross Creek Times

Volume #40, #10

December, 2014

<b>Board of Directors</b> President <b>Don Duncan</b> 503-649-9591 president@crosscreekhoa.org	<b>ASSOCIATION BOARD NOTES</b> <b>Overview of Board Meeting of November 13, 2014</b> <b>Board Members Present:</b> Cheryl Wrzesinski, Jayne Nichols, Kathy Copeland & Kelli Sepulveda *Meeting called to order at 7:07pm *Minutes for October 13, 2014 Board Meeting Minutes read, corrections made and Minutes approved * <b>Homeowner Forum:</b> PIP submissions for house painting on Lot # 28, Lot #177 & Lot #182. * <b>Officer &amp; Board Member Reports:</b> President - No Report * <b>Vice President:</b> Reported on Reserve Study committee meeting with the preparer of the study. Committee is working on the 5 year improvement plan to be resubmitted to preparer. Completed Reserve Study planned to be presented to HOA members at February, 2015 association meeting. * <b>Treasurer:</b> Balances on November 12, 2014: Checking - \$2,950.67; Money Market: \$12,566.48; Reserve: \$65,116.88. Total Cash on hand: \$80,634.03; Owner/Lot Account Balance Total: \$21,621.00 Reconciled reports for all 3 bank statements. Reserve budget in place for next year. Unpaid dues by November 16th will have 6% interest added. 89% of Association dues collected, 47 lots are still due for HOA fees. * <b>Rec Center:</b> Quiet month with 2 advance reservations for next month. Revision of the check list for Cleaning the Rec Center after rental use. Book Club December selection: Bel Canto by Ann Patchett; January: Orphan Train by Christina Baker Kline * <b>RV Lot:</b> Nothing to report * <b>Maintenance:</b> Second bridge removed to replace, beams being ordered. Forest Lawns landscaping is working on common areas depending on the weather conditions. * <b>Unfinished Business:</b> Ongoing search for Rec Center cleaning for the winter/spring. * <b>New Business:</b> Property Standards Document Update: Seasonal update letter. *Meeting adjourned at 8:06pm *Board reopened meeting at 8:12pm for a motion and to vote to include the Seasonal Update letter with the December Cross Creek Times Newsletter. *Meeting readjourned at 8:16pm >Draft Minutes submitted by Celina Degraw, Admin Assistant
<b>Vice President</b> <b>Cheryl Wrzesinski</b> 503-649-3137 vp@crosscreekhoa.org	
<b>Property Standards</b> <b>Kelli Sepulveda</b> 208-317-5691 propertystandards@crosscreekhoa.org	
<b>Treasurer</b> <b>Wendy Matthews</b> 503-381-2992 treasurer@crosscreekhoa.org	
<b>Maintenance</b> <b>Kathy Copeland</b> 503-649-0359 Cell: 971-409-4829 maintstf@crosscreekhoa.org	
<b>Pool-Rec Center</b> <b>Jayne Nichols</b> 916-267-4524 reccenter@crosscreekhoa.org	
<b>RV Lot</b> <b>Cheryl Wrzesinski</b> 503-649-3137 rvlot@crosscreekhoa.org	
<b>STAFF</b> <b>Cross Creek Times</b> <b>Bob Nichols, Editor</b> 503-888-5424 timeseditor@crosscreekhoa.org	
<b>Administrative Assistant</b> <b>Celina DeGraw</b> 503-336-4759 info@crosscreekhoa.org	<b>LOCK COMBINATION FOR DECEMBER: 9 - 5 - 3 - 0</b>



## Dates & Events to Remember December

December 3: Property Standards not meeting due to scheduling conflicts.

December 4: Cross Creek Book Club, 7pm Rec Center. Book: *Bel Canto* by Ann Patchett.

December 11: Cross Creek HOA Meeting, 7pm Rec Center

December 25: Christmas Day

December 31: New Years Eve

## January

January 1: New Years Day

January 5: Cross Creek Book Club, 7pm Rec Center. *Orphan Train*, Christina Baker Kline

January 7: Property Standards, 7pm Rec Center

January 8: Cross Creek HOA Meeting, 7pm Rec Center

January 19: Martin Luther King Jr. Birthday Observed

### ***CROSS CREEK NOTES***

► **VACANT CROSS CREEK HOA BOARD POSITIONS:** 2 Board positions currently are open. Must be a homeowner interested in helping to direct & maintain the character & value of our neighborhood. For information please contact the HOA president or vice president.

### **Property Standards**

Holiday Reminder: Decorations should be removed within four weeks of the holiday.

Questions regarding appropriateness should be referred to Property Standards.

*Please take the time to look over the "Property Standards" Note in the Times.*

**RV Lot:** Refer any questions to RV Lot Supervisor.

### **Cross Creek Book Group**

The Book Group is looking forward to discussion of the novel *Bel Canto* by Ann Patchett.

Meeting in the Rec Center, 7pm December 4. Come to share your ideas, company and snacks.

### **Cross Creek Website**

Work continues with completion for a more user friendly site in the near future.

#### **One Stop Construction**

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There is no fee to CCOA members to place an ad.

Simply contact the editor by phone or email. Ads must be resubmitted on a quarterly basis.

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

**Rec Center Rental: Jayne Nichols, [reccenter@crosscreekhoa.org](mailto:reccenter@crosscreekhoa.org)<>916-267-4524**

**Cross Creek Times, Editor: Bob Nichols, [timeseditor@crosscreekhoa.org](mailto:timeseditor@crosscreekhoa.org)<>503-888-5424**

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