



Cross Creek Times

Volume #41, #1

January, 2015

<p>Board of Directors President Don Duncan 503-649-9591 president@crosscreekhoa.org</p>	<p>ASSOCIATION BOARD NOTES</p> <p>Overview of Board Meeting of December 16, 2014</p> <p>Board Members Present: Don Duncan, Cheryl Wrzesinski, Jayne Nichols, Kathy Copeland & Kelli Sepulveda.</p> <p>*Meeting called to order at 7:01pm</p> <p>*Minutes for November 13, 2014 Board Meeting read & approved</p> <p>*Homeowner Forum: No submissions</p> <p>*Officer & Board Member Reports</p> <p>President: Concerns over areas of the identified and discussed.</p> <p>*Vice President: Changes on Reserve Study, homeowner responses. Work begun on finalizing the reserve study. Board proposed to pay for half the cost of the reserve study company.</p> <p>*Treasurer: 2014 - 2015 Account Balances on November 12, 2014: Checking - \$3,919.25; Money Market - \$6567.60; Savings (Future Reserve) - \$65123.30; Total Cash on Hand: \$75,610.15</p> <p>41 Owner/Lot Accounts Outstanding = Balance Total: \$20,106.39</p> <p>Report submitted to the Association Board before the meeting</p> <p>► <u>Discussion regarding the outstanding balance for HOA Dues.</u> <u>Fiscal budget is based on yearly income from all 309 lots. If</u> <u>outstanding balance cannot be collected, amenities will need to be</u> <u>scaled back or eliminated completely.</u></p> <p>*Rec Center: Search continues for Rec Center cleaning service. Rentals are on a regular basis but some issues with new website. Book Club is meeting regularly with 6 - 8 attending.</p> <p>*RV Lot: All spots are full.</p> <p>*Maintenance: Work on bridges nearing completion. Mail box work scheduled. Landscape company working on major pruning project. Rec Center painting has been scheduled. Trash to be picked up by maintenance person.</p> <p>*Unfinished Business: No report on unfinished business.</p> <p>*New Business: Proposed & passed a motion to authorize Kelli to contact the HOA attorney with the revised letter for fines for property standards.</p> <p>*Meeting adjourned at 7:49pm</p> <p>►Draft Minutes submitted by Celina Degraw, Admin Assistant</p>
<p>Vice President Cheryl Wrzesinski 503-649-3137 vp@crosscreekhoa.org</p>	
<p>Property Standards Kelli Sepulveda 208-317-5691 propertystandards@crosscreekhoa.org</p>	
<p>Treasurer Wendy Matthews 503-381-2992 treasurer@crosscreekhoa.org</p>	
<p>Maintenance Kathy Copeland 503-649-0359 Cell: 971-409-4829 maintstf@crosscreekhoa.org</p>	
<p>Pool-Rec Center Jayne Nichols 916-267-4524 reccenter@crosscreekhoa.org</p>	
<p>RV Lot Cheryl Wrzesinski 503-649-3137 rvlot@crosscreekhoa.org</p>	
<p>STAFF Cross Creek Times Bob Nichols, Editor 503-888-5424 timeseditor@crosscreekhoa.org</p>	
<p>Administrative Assistant Celina DeGraw 503-336-4759 info@crosscreekhoa.org</p>	<p>► NEXT BOARD MEETING SCHEDULED FOR JANUARY 8, 2015 AT 7:00PM IN THE REC CENTER. THE BOARD PRESIDENT WILL HAVE THE MID-YEAR "STATE OF THE HOA" REPORT.</p> <p>LOCK COMBINATION FOR JANUARY: 6 - 3 - 0 - 5</p>

Dates & Events to Remember January

January 1: New Years Day

January 5: 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 *Hear "State of the HOA" Report

January 19: Martin Luther King, Jr. Birthday Observed

February

February 5: Book Club, 7pm Rec Center, *The Signature of All Things* by Elizabeth Gilbert

February 4: Property Standards, 7pm Rec Center

February 12: Cross Creek HOA Meeting, 7pm Rec Center

February 14: Valentines Day

February 16: Presidents Day

CROSS CREEK NOTES



Cross Creek HOA Website has been updated and upgraded.

Check it out at crosscreekhoa.org. Please note the headings at the top of the page.

► **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: **Flag Etiquette:** If the flag is left out or displayed at night it should be illuminated during the hours between sunset and sunrise.

Standards: A current entry on the new website is a summary of property and yard guidelines for your review. More complete coverage is under the "Property Standards" heading at the top of the web page.

RV Lot: Refer any questions to RV Lot Supervisor.

Cross Creek Book Group: The Book Group is looking forward to a discussion of *Orphan Train*, a historical novel by Christina Baker Kline. Come and share your ideas and company. Meeting in the Rec Center, January 6 at 7pm, Refreshments

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Chris Cannon: 503-313-4565

www.onestopconstruction.net

chris@onestopconstruction.net

PC Repair & Training

Evenings and weekends

In Your Home

Reasonable Rates

Contact: Nancy Brewer

503-310-3274 or

bbsamazon@bbdata.us

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<>916-267-4524

Cross Creek Times, Editor: Bob Nichols, timeseditor@crosscreekhoa.org<>503-888-5424

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



<div>Board of Directors President Don Duncan 503-649-9591 president@crosscreekhoa.org</div>	<div>ASSOCIATION BOARD NOTES Overview of Board Meeting of December 8, 2014 Meeting held on December 11th having been postponed due to power outage. Board Members Present: Don Duncan, Cheryl Wrzesinski, Jayne Nichols, Kathy Copeland, & Kelly Sepulveda *Meeting called to order at 7:00pm and quorum confirmed. *Minutes for Board Meeting were read, corrections were made. Motion made and seconded to approve, Motion passed unanimously. *Homeowner Forum: PIP submissions: None ► Officer & Board Member Reports: President: Letter on Property Standards sent out to homeowners. President read letter summarized at the bottom of this page. *Vice President: Reserve Study presentation to be made at the next board meeting for questions & discussion. A proposal will be made to implement March 1, 2015 *Treasurer: Banking report delayed & reconciliation not completed. Taxes completed & filed with past & current corrections on property value. Review of the Budget and Expenses for 2014 with clarification of several expense checks that were written. Proposed & passed to move \$18,500 from Savings(Future Reserve) funds to cover major repairs and expenses (Pathways, \$3000; Resurfacing of courts & trails \$5000; Landscape, \$6500; bridge repair/replacements; \$3500). Balance Sheet as of January 7, 2015: Checking: \$2,465.53; Money Money Market balance: \$41.13; Savings (Future Reserve): \$65,123.30. Total Cash: \$67,636.59; Owner/Lot Account Balance Total: \$19,236.39 *Rec Center: 5 bookings for January. Book club to meet on the first Thursday of every month. Bid on cleaning Rec Center received & approved for 90 day trial period. *RV Lot: Lot is currently full. *Property Standards: Walkers out and about in the neighborhoods. Website is being worked on and improved. *Maintenance: Bridges are done and the mail boxes are presently being worked on. Landscaping to include removal of trees that were missed. *Unfinished Business: None *New Business: Newsletter with updated format approved and to be implemented. *Meeting adjourned at 8:07pm >Draft Minutes submitted by Celina Degraw, Admin Assistant</div>
<div>Vice President Cheryl Wrzesinski 503-649-3137 vp@crosscreekhoa.org</div>	
<div>Property Standards Kelli Sepulveda 208-317-5691 propertystandards@crosscreekhoa.org</div>	
<div>Treasurer Open Board Position treasurer@crosscreekhoa.org</div>	
<div>Maintenance Kathy Copeland 503-649-0359 Cell: 971-409-4829 maintstf@crosscreekhoa.org</div>	
<div>Pool-Rec Center Jayne Nichols 916-267-4524 reccenter@crosscreekhoa.org</div>	
<div>RV Lot Open Board Position rvlot@crosscreekhoa.org</div>	
<div>STAFF Cross Creek Times Bob Nichols, Editor 503-888-5424 timeseditor@crosscreekhoa.org</div>	
<div>Administrative Assistant Celina DeGraw 503-336-4759 info@crosscreekhoa.org</div>	
<div>Treasurer Wendy Matthews 503-381-2992 treasurer@crosscreekhoa.org</div>	
<div><u>Lock Combination for February</u> 6 - 3 - 0 - 5</div>	<div>► PLEASE NOTE: As a homeowner please note the amount of collections in arrears is \$19,236.39 and half of this amount is from dues not collected this year. As a result it has made it difficult to maintain projected funding and may require reduction in services. Our funding and operations of local services depends on everyone paying their dues prior to November 15 each fiscal year. Please step forward and help ensure that all facilities will operate as they have in the past.</div>
<div>Emergency Contact for Rec Center: Don Duncan, 503-649-9591 Rec Center Rental: Jayne Nichols, reccenter@crosscreekhoa.org<>916-267-4524 Cross Creek Times Editor: Bob Nichols, timeseditor@crosscreekhoa.org<>503-888-5424 Non-Emergency Contact Information Washington County Non-Emergency Dispatch: 503-629-0111 TV Highway Fire & Rescue: 503-649-1550 PGE Power Outage: 503-649-7777 Tualitin Valley Water District: 503-642-1511</div>	

Dates & Events to Remember

February

February 5: Cross Creek Book Club, 7pm Rec Center. *The Signature of All Things* by Elizabeth Gilbert. The Book Club will focus on the first half of the book.
February 11: Cross Creek Property Standards, 7pm Rec Center.
February 12: Cross Creek HOA Meeting, 7pm Rec Center
February 14: Valentines Day
February 16: Presidents Day



VALENTINE'S DAY

March

March 5: Cross Creek Book Club, 7pm Rec Center; Second half of book.
March 8: Daylight Saving Time Begins
March 11: Cross Creek Property Standards, 7pm Rec Center
March 12: Cross Creek HOA Meeting, 7pm Rec Center
March 17: St. Patrick's Day



WATCH FOR THE ANNOUNCEMENT OF THE *CROSS CREEK YARD SALE*
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: Pets are not allowed to trespass onto other homeowners' properties. If you know who the animal belongs to, please kindly discuss a solution in which both parties can agree. For more information or options, call Washington County Animal Control at (503)846-7041. Animal Control will not respond to pick up wandering cats. However it is legal to use a humane trap and take the animal to the shelter.

RV Lot: Refer any questions about availability to the RV Lot Supervisor.

Cross Creek Book Group: The Book Group is looking forward to discussing the novel *The Signature of All Things* by Elizabeth Gilbert. They will be meeting in the Rec Center at 7pm, February 5. Come and share your ideas and company. Refreshments.

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Chris Cannon: 503-313-4565

www.onestopconstruction.net
chris@onestopconstruction.net

Your Cleaning Services

Carolina Beltrán

541-399-6876

carolbeltran197523@yahoo.com

Make your reservation now

**RENT the Rec Center
for your next event!**

Open meeting area, Kitchen & Bathroom
Loft area with ping-pong table and pool table
Folding chairs, Tables, Large Screen TV
Summer use includes pool
Contact **Jayne** for rates and information at:
916-267-4524 or reccenter@crosscreekhoa.org

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Reasonable Rates

Contact: Nancy Brewer
503-310-3274 or

bbsamazon@bbdata.us

There is no fee to CCHOA members to place an ad. Simply contact the editor by phone or email. Ads must be resubmitted on a quarterly basis. Listings are for information only. The HOA does not endorse any service provider or product. Be sure to check legitimacy prior to use.

NEW TO THE NEIGHBORHOOD?

Contact Celina DeGraw
503-336-4759 or
info@crosscreekhoa.org





The



Times



Volume 41, #3

March, 2015

Board of Directors

President

Don Duncan

503-649-9591

president@crosscreekhoa.org

Vice President

Cheryl Wrzesinski

503-649-3137

vp@crosscreekhoa.org

Property Standards

Kelli Sepulveda

208-317-5691

propertystandards@crosscreekhoa.org

Treasurer

Open Board

Position

treasurer@crosscreekhoa.org

Maintenance

Kathy Copeland

503-649-0359

Cell: 971-409-4829

maintstf@crosscreekhoa.org

Pool-Rec Center

Jayne Nichols

916-267-4524

reccenter@crosscreekhoa.org

RV Lot

Open Board

Position

rvlot@crosscreekhoa.org

STAFF

Cross Creek Times

Bob Nichols, Editor

503-888-5424

timeseditor@crosscreekhoa.org

Administrative Assistant

Celina DeGraw

503-336-4759

info@crosscreekhoa.org

Treasurer

Wendy Matthews

503-381-2992

treasurer@crosscreekhoa.org

Lock Combination

for March

8 - 2 - 0 - 9

ASSOCIATION BOARD NOTES

Overview of Board Meeting of February 12, 2015

Board Members Present: Don Duncan, Cheryl Wrzesinski, Jayne

Nichols, Kathy Copeland, Kelli Sepulveda.

*Meeting called to order at 7:00pm and quorum confirmed.

*Minutes for January Board Meeting were read, corrections were made.

Motion made and seconded to approve, Motion passed unanimously.

***Property improvement proposal:** Accept change to vinyl siding.

Officer and Board Member Reports:

***President:** Nothing to report

***Vice President:** 2nd/final draft of the reserve study received & ready for 3rd review by Board. Will have a resolution for the March BOD meeting for acceptance.

***Treasurer; submitted report:** Balance sheet of Feb. 12, 2015 for 2014-15 Year Account Balances: Checking \$5,825.53; Money Market balance \$10,031.76; Savings(Future Reserve) balance \$47,135.20; **Total Cash on Hand: \$62,992.49. Owner Lot Balance: \$17,554.50.**

Motion made, seconded & approved to send 7 accounts to collections for past dues.

***Rec Center:** Cleaning service started on a 2 week basis for trial period.

Book Club meeting first Thursday each month and is doing well.

***RV Lot:** Full, no billing changes and no complaints.

***Maintenance:** Mailbox repairs, suggestions for repainting the interior of the Rec Center; Lock replacement on basketball court.

New Business:

***Reserve Study:** Pg 5, Cross Creek HOA has a weak financial standing as a HOA; Pg 6, Suggested contribution for the next couple of years to improve the Reserve balance; \$100 per lot per year to build up Reserve requirements to meet ORS guidelines.

***Reserve Maintenance:** List of pool work that needs to be done and

to request for quotes needs to be done by the end of next month.

***Fiscal Budget:** Review and look at it in March 2015.

*Meeting adjourned at 8:15pm

*Next Board Meeting: March 12, 2015 - 7pm, Rec Center

►►► The Board reminds residents that the sports courts are to be locked after use and that no wheels are allowed on the courts. There is no loitering or skateboarding allowed in the courts area or at the Rec Center. Replacement locks have cost \$350 in the last year. Please monitor your children, those 12 & under are required to be accompanied by an adult.



Vacant Cross Creek HOA Board Positions:

Two Board positions are currently 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.

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

Non-Emergency Contact Information

Rec Center Rental: Jayne Nichols, reccenter@crosscreekhoa.org<>916-267-4524

Cross Creek Times Editor: Bob Nichols, timeseditor@crosscreekhoa.org<>503-888-5424

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

TV Highway Fire & Rescue: 503-649-1550

PGE Power Outage: 503-649-7777<>Tualitin Valley Water District: 503-642-1511



Dates and Events to Remember March

March 5 : Cross Creek Book Club, 7pm Rec Center; Discussion of 2nd half of *Signature of All Things* by Elizabeth Gilbert

March 8: Daylight Savings time begins - set your clocks forward.

March 11: Cross Creek HOA Property Standards, Rec Center - Meets at 7 pm.

March 12: Cross Creek HOA Meeting, 7pm - Rec Center
Be involved in **your** community.

March 17: St Patrick's Day

March 20: First Day of Spring

April

April 1: April Fools Day

April 2: Cross Creek Book Club, 7pm Rec Center: *The Ocean at the End of the Lane* by Neil Gaiman

April 5: Easter

April 8: Cross Creek HOA Property Standards, Rec Center, 7pm.

April 9: Cross Creek HOA Meeting, 7pm - Rec Center

April 15: Taxes due

Cross Creek Notes

Cross Creek Book Group: Discussion continues of *The Signature of All Things* by Elizabeth Gilbert. The Book Group meets on March 5th at 7pm in the Rec Center. Refreshments.

RV Lot: Contact RV Lot Supervisor with any questions.

Property Standards: Time to begin checking around outside for winter damage, downed limbs & blown over sections of fence.

Community Yard Sale: Friday, June 26 & Saturday June 27 - **SAVE THESE DATES.**



GrayWintersCreations

Handmade Beaded Jewelry For Sale!

Each piece is unique and made here in your neighborhood by Laura Winters, Jeweler. Custom Pieces available. Bring me your favorite outfit and I will make earrings, necklace, bracelet or all 3 to match perfectly.

► See my work at: www.etsy.com/shop/graywinterscreations

► Like my **Facebook** page to see when new items are posted at: www.facebook.com/graywinterscreations

► Or Call me at: (503)281-9115 to set up an appointment.

I hope to hear from you, *Laura*



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Chris Cannon: 503-313-4565

www.onestopconstruction.net

chris@onestopconstruction.net

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What's Cooking in ... Cross Creek

Blue Cheese, Pear and Pecan Salad

1 to 2 Asian Pears

3/4 cup crumbled blue cheese

3/4 cup pecan halves, toasted

2 heads Romaine lettuce

1/4 cup balsamic vinegar

3 cloves garlic, crushed

5 fresh basil leaves, minced

1 teaspoon honey

1 teaspoon salt

1/4 teaspoon pepper

1/4 cup olive oil

► Mix pears, cheese, pecans & romaine in a medium-size salad bowl.

► For the dressing, stir together the vinegar, garlic, basil, & honey then add the oil slowly in a small bowl while stirring with a wire whisk.

► Toss the dressing with the salad just before serving.

► Serves 6

◇Submitted by a member of Cross Creek HOA. Do you have a recipe that you would like to share --- send it to timeseditor@crosscreekhoa.org

Rent the Rec Center!

Make a reservation for your next event now.

- Open meeting area with sofas
- Folding chairs & tables
- Kitchen & bathroom areas
- Ping-pong and pool tables
- Large screen TV
- Summer rent includes pool use
- Contact Jayne Nichols for rates and information at: 916-267-4524 or reccenter@crosscreekhoa.org

PC Repair & Training

Evenings and weekends

In Your Home

Reasonable Rates

Contact: Nancy Brewer

503-310-3274 or

bbsamazon@bbdata.us



Your Cleaning Services

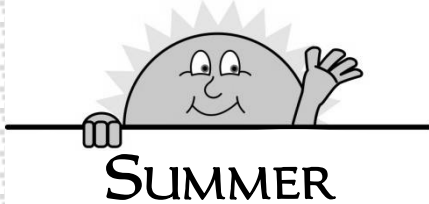
Carolina Beltrán

541-399-6876

carolbeltran197523@yahoo.com



HAVE A GREAT



BOARD OF DIRECTORS

President: Don Duncan
503-649-9591
president@crosscreekhoa.org

Vice President: Tara Stewart
503-781-6175
vp@crosscreekhoa.org

Property Standards: Jason Mastrantonio
503-356-9715
propstandards@crosscreekhoa.org

Treasurer: Kim Colvin
503-438-8232
treasurer@crosscreekhoa.org

Maintenance & Pool: Kathy Copeland
503-643-0359
Cell: 971-409-4829
maintenance@crosscreekhoa.org

Rec Center & RV Lot: Kevin Miller
503-621-6063
reccenter@crosscreekhoa.org

Secretary & Website: Kelli Sepulveda
208-317-5691
secretary@crosscreekhoa.org

STAFF MEMBERS

Bookkeeper: Nancy Brewer
bookkeeper@crosscreekhoa.org

CC Times Editor: OPEN POSITION
timeseditor@crosscreekhoa.org

Maintenance Committee Chairman:
Jerry Sherrill
971-226-6430

ASSOCIATION WEBSITE:
crosscreekhoa.org

BOARD MEETING OVERVIEW

(May 14 and 21, 2015)

MAY 14, 2015

- Board Present: Don, Tara, Kim, Jason, Kathy, Kelli, and Kevin (late)
- Meeting was called to order at 7:04 pm
- Minutes for April 9, 2015 were unanimously approved as written.

Board Position Selection: Final result listed with name, position, and contact information in the left-hand column under Board of Directors. A new Board position of Secretary/Website Admin was created. Rec Center and RV Lot were combined as was Maintenance and the Pool.

Homeowner Concerns: Discussion regarding reserve study, annual expenditures, status of the pool, condition of common areas and landscape contractor's poor performance, and property standards compliance issues.

2014-2015 Account Balances:

\$ 2,410.63 Checking
\$ 8,034.03 Money Market
\$47,148.54 Savings (future Reserve)
\$57,593.20 Total Cash on Hand

Delinquency Balance:

\$9,490.45

Reserve Study and ORS Requirements: Due to the age of the community, our Association isn't required to follow ORS 94.595. The Board will, however, write a Reserve Fund Policy that outlines rules pertinent to our Association's needs in regards to maintenance, repair, and replacement of major common area components.

Maintenance: Displeased with landscape contractor's quality of work, Kathy will be in contact with them. Quotes will be obtained to grind and level pool concrete decking. Rec Center interior painting has been completed. Changing Rec Center cleaning to once per month for \$150 or volunteer cleaning once per month for one free summer rec center rental.

Pool: Cover is off, heat turned on. Getting ready for summer use and WA CTY inspection.

Home Visits: The Board was provided with a list of homeowners that have not yet submitted their ballots regarding the annual dues increase. The Board will visit each home, drop off a ballot, and answer any questions. This will take place within the next few weeks. Prefer to pass on the visit, be sure to return the enclosed ballot as soon as possible.

MAY 21, 2015 - SPECIAL MEETING.

(Record Correction as of 06-04-2015: Kathy absent due to illness)

7:30 PM. Board Present: Don, Tara, Kim, Jason, ~~Kathy~~, Kelli, and Kevin

Discussed the following: CC Times format and distribution; Rec Center rental clarification of user rates and hours; Clarification of RV Lot rules; Pool maintenance, admin, lifeguards, hours and swim lessons; Maintenance Committee Project Identification; Annual Increase Ballot Response, Property Standards document; and Treasurer update.

The above is a brief synopsis of the monthly minutes. After approval, the official meeting minutes will be available on the website.

Tennis & Basketball Courts COMBINATION

JUNE



ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Don Duncan 503-649-9591

NON-EMERGENCY SERVICES:

- TV Highway Fire & Rescue: 503-649-1150
- Washington County Dispatch: 503-629-0111
- PGE - Power Outages: 503-464-7777
- Tualatin Valley Water District: 503-642-1511





CROSS CREEK CALENDAR

LOCATION: REC CENTER

- June 10: **Property Standards Meeting** 7:00 pm. Interested in Property Standards or being a Walker? Come on by.
- June 11: **Homeowners Monthly Meeting** 7:00 pm. Residents are welcome to attend.
- June 13: **Pool Open.** Scheduling to be announced on the website soon.
- June 13: **Pop in for a Popsicle** 11:30 am to 3:30pm.
- Jun 27-28: **Community Yard Sale** 8:00 am to 4:00 pm.
- **Book Club returns August 6.** 7:00 pm. Will discuss: *A Tale for the Time Being* by Ruth Ozeki. Refreshments served. Share, enjoy, and bring your book ideas. New members are always welcome!

POOL ADMINISTRATOR and CERTIFIED LIFEGUARDS WANTED



Interested in a summer Pool Administrator or Lifeguard position?

Submit a resume via the Rec Center mail slot or email Tara at VP@crosscreekhoa.org

OPEN Staff Position: Cross Creek Times Editor. Interested, please contact Tara at VP@crosscreekhoa.org

Property Standards Repairs and Reminders



It's a great time of year for home and yard projects!

Before making exterior changes, check out the Property Improvement Plan forms on the website under the Property Standards tab. Some changes may need Board approval.

Please also be aware:

- Trash, yard, & recycling containers need to be put away within 24 hours of Monday's pickup.
- Weeds between the curb and street along your property need to be removed by you.



Cross Creek Signs Repaired

Through the generosity of a homeowner...the broken "C's" have been repaired on the sign at our East entrance *and* the West sign has been repainted!

Thank you, Mr. Martindale for your time, materials, and pride in our neighborhood!

POOL OPEN JUNE 13



Swim and lesson schedules will be announced on the website and posted at the Rec Center soon.

Swim Registration:
Please fill out the registration before heading over to swim.

Forms are on our website and a few will be available at the Rec Ctr.

Swim Lesson Rates:
\$45 per session for residents
\$65 per session for non-residents

POP IN FOR A POPSICLE



Saturday, June 13
11:30 am - 3:30 pm
at the Rec Center

Meet the lifeguards, say hi to friends and pay your dues, if you haven't already.

Help us celebrate the start of summer!

NEW TO THE NEIGHBORHOOD?



Contact: Kelli
208-317-5691 or
secretary@crosscreekhoa.org

NEIGHBORHOOD SERVICE DIRECTORY

ONE STOP CONSTRUCTION

- All Home Repair & Remodeling
- Handyman Services
- Decks & Fences
- Painting & More
- Cross Creek Resident
- Free Quotes

Chris Cannon 503-313-4565
www.onestopconstruction.net
chris@onestopconstruction.net

YOUR CLEANING SERVICES

CAROLINA BELTRAN
541-399-6876

carolbeltran197523@yahoo.com

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- Eves and weekends
- Reasonable rates

Nancy Brewer 503-310-3274 or
bbsamazon@gmail.com

Resubmit your ad every four months.
NO FEE! Call or email the Times editor.
Listings for information only. The HOA does not endorse any service provider or product. Please check legitimacy prior to use.



June 27 and 28
8:00 am to 4:00 pm

Rain or Shine - It's Yard Sale Time! Signs, ads, and address maps are being coordinated by Wendy Johnson.

Everyone is invited to join in, but to be included on the map or have questions, please contact Wendy at 503-381-2993 or wendyjeannej@gmail.com.

save your date...

RENT THE REC CENTER!

Contact Kevin soon to reserve for your upcoming event!

503-621-6063
reccenter@crosscreekhoa.org



Please return the Survey to the Rec Center drop box or mail to
20555 SW Rosa Road, Aloha, OR 97078 by June 14, 2015. *Thank You!*



.....**SURVEY**.....

Discontinue Home Delivery of Cross Creek Times?

This survey is to determine if Homeowners would choose to stop home delivery of the Times. Doing so would mean Homeowner's only source of community meetings, news, events, and activities would be the HOA website.

✓ Check one box:

- ☐ **YES.** My votes is to continue to deliver the Cross Creek Times to my home.
- ☐ **NO.** My vote is to stop delivering the Cross Creek Times. Using the website to keep informed is acceptable.

Name (Printed)

Address

Email Address

Lot #

Homeowner Signature

Date

May 31, 2015

Dear Cross Creek Homeowner:

My name is Don Duncan. I am the current President of Cross Creek Homeowners Association. I am reaching out to you today to ask that you please cast your vote on the proposed increase in annual dues. Speaking as both a board member and a homeowner, I favor the \$105 increase to \$345 per year for the following reasons:

1. Cross Creek HOA assets including a pool, recreation center, walking paths, basketball/tennis courts and multiple play structures which we have a responsibility to maintain in good condition so that they can be safely enjoyed by residents for many years to come.
2. Just like with your home, things break or wear out with age and they must be repaired or replaced. We're facing a similar situation with regard to the pool and recreation center. In order to remain operational in the next couple years, they will both require major repairs and/or replacements and we do not currently have sufficient funds to cover such large expenditures.
 - Since we can't predict when things will fail, it's important that we take steps now to financially prepare for when they do, so we can avoid safety issues and lengthy interruptions in use.
 - \$85 of the proposed \$105 increase will allow for the funding of a reserve account to be used for major repairs, replacements and/or improvements.
3. We are currently operating at a deficit (that is expenses exceed income).
 - Ten years have passed since annual dues were last increased from \$180 to \$240. In order to keep up with the rising costs of maintaining our neighborhood, an increase is necessary.
 - \$20 of the proposed \$105 increase will go toward daily operating costs.
 - Although there are steps the board can and will take to reduce spending (like asking homeowners to volunteer goods and services), containing expenses alone will not be sufficient to meet our financial obligations.

Please use the attached ballot to cast your vote now and drop it in the mail slot at the recreation center.

Voting will remain open until we receive ballots from seventy-five percent (75%) of homeowners. At last count, less than a third of homeowners have responded. Regardless of your choice, your timely response would be greatly appreciated so the Board can act accordingly.

If you have any questions or concerns that you'd like to discuss, I can be reached at 503-649-9591 or president@crosscreekhoa.org.

Thank you,


Don Duncan, CCHOA President

CROSS CREEK HOA Official Ballot

Annual Assessment Increase

**Please complete, sign, and return this ballot
by Thursday, June 11, 2015.**

Please complete this ballot form to have your vote counted and to assist in establishing a new Annual Assessment to fully fund the Cross Creek HOA.

The current amount of \$240 per year will not cover operational and reserve needs. There is an additional need of \$104 per household to provide for full funding.

Voting for this issue will remain open until 75% of homeowners respond. It would be beneficial to receive your vote by June 11, 2015.

Homeowner Signature

Homeowner Name (Please Print)

Cross Creek Property Address (Please Print)

Lot #

Today's Date: _____

☒ **CHOOSE ONLY ONE OPTION**

- ☐ I Vote to accept an increase of Annual Dues to \$345 per year.
- ☐ I Vote to accept an increase of Annual Dues and support an Annual increase based on the cost of inflation (CPI), determined by the Federal Government.
- ☐ I Vote NO. I do not support an increase in dues and realize that non-required services may be eliminated.

Pursuant to the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), there is only one vote per lot owned in Cross Creek. **If any part of this form is incomplete, incorrect, or illegible it will not be valid.**

Questions? Contact Don Duncan at 503-649-9591.



BOARD OF DIRECTORS

President: Don Duncan
503-649-9591
president@crosscreekhoa.org

Vice President: Tara Stewart
503-781-6175
vp@crosscreekhoa.org

Property Standards: Jason Mastrantonio
503-356-9715
propstandards@crosscreekhoa.org

Treasurer: Kim Colvin
1-509-438-8232
treasurer@crosscreekhoa.org

Maintenance & Pool: Kathy Copeland
503-649-0359
Cell: 971-409-4929
maintenance@crosscreekhoa.org

Rec Center & RV Lot: Kevin Miller
503-621-6063
reccenter@crosscreekhoa.org

Secretary & Website: Kelli Sepulveda
1-208-317-5691
secretary@crosscreekhoa.org

STAFF MEMBERS

Bookkeeper: Nancy Brewer
bookkeeper@crosscreekhoa.org

CC Times Editor: Nancy Brewer
timeseditor@crosscreekhoa.org

Maintenance Committee Chairman:
Jerry Sherrill
503-649-8394

ASSOCIATION WEBSITE
crosscreekhoa.org

ASSOCIATION BOARD MEETING NOTES

(June 11, 2015)

- Board Present: Don, Tara, Kim, Jason, Kathy, Kelli, and Kevin.
- Meeting was called to order at 7:05 pm and Code of Conduct read.
- Minutes for May 14 & May 21, 2015 were unanimously approved as written.

Homeowner Concerns: The pool, proposed dues increase to which the President provided information, and questions about the Landscape contractor. A homeowner asked if anyone could still put in a landscaping bid and the Board responded to contact Kathy.

Dues Increase Ballot Response: 138 homeowners responded. Ballot vote will remain open until a 75% response is received to determine whether it passes or fails. If you haven't yet voted, please do as soon as possible.

MAY 2015 Account Balances:		Delinquency Balance:
\$ 4,080.97	Checking	<u>\$9,430.76</u>
\$ 8,034.71	Money Market	
<u>\$47,152.54</u>	Savings (future Reserve)	
<u>\$59,268.22</u>	Total Cash on Hand	

Eighteen accounts outstanding (4 in collections, 2 settlements pending). Invoices being prepared for mailing. The Treasurer requested that Board initial bills so she knows what is authorized to be paid. CPA visit in two weeks.

Maintenance: Jerry Sherrill working with Forest Landscape regarding lack of quality work performed. He and Kathy continue to monitor issues. Kathy's requesting volunteers to help with community projects. Upcoming project is spreading several units of bark dust around the HOA signs, the entrance, and island/meridian by the Rec Center. Contact her if you can lend a hand.

Pool: Pop-in-for-a-Popsicle is Saturday, June 13 from 11:30 to 3:30, the pool will be open, and the Pool Schedule will be posted at that time. Pool Administrator, Lifeguards, and Swim Lesson Instructors have been hired. Sign-up for Swim Lessons in one week, with lessons beginning in two weeks. A Life tube, 3 first aid kits, and lifeguard uniforms (t-shirts) were approved for purchase. The t-shirts will make the lifeguards easily identifiable. Nancy Brewer was hired to be the new Times Editor.

Property Standards: Two sheds, dead tree removals, and a paint color PIP's approved. Jason has two violation letters ready to be mailed and he stated there is a need for three more Walking Committee Volunteers. Two homeowners at the meeting volunteered. If you can help, contact Jason. A property violation form is on the website for homeowners use to report violations.

Rec Center: Kevin noticed ants and sprayed for them. No reappearance. A homeowner offered to clean the Center once per month. The Board is considering one payment of \$240 to cover Fall through Spring.

RV Lot: Many weeds were pulled by lot occupants and Forest Landscaping has removed weeds as well.

Secretary: Rec Center Rental Agreement form, Pool Registration form, and the Property Standards Document have been updated.

The above is a brief synopsis of the monthly minutes. After approval, the official meeting minutes will be available on the website - www.crosscreekhoa.org.

Tennis & Basketball Courts LOCK COMBINATION

June
July



ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Don Duncan 503-649-9591

NON-EMERGENCY SERVICES:

- TV Highway Fire & Rescue: 503-649-1150
- Washington County Dispatch: 503-629-0111
- PGE - Power Outages: 503-464-7777
- Tualatin Valley Water District: 503-642-1511



CROSS CREEK CALENDAR

LOCATION: **REC CENTER**



June 13: Pop-in-for-a-Popsicle 11:30-3:30 and register to swim!
26 -27: Community Yard Sale. FRIDAY & SATURDAY 8:00 - 4:00.

July 8: Property Standards Meeting 7:00 pm
9: Homeowners Monthly Meeting 7:00 pm

Aug 6: Book Club returns. *A Tale for the Time Being* by Ruth Ozeki.



School's out for the Summer!

Drivers, please slow down and watch out for us. Thank you!



POOL NEWS

Register to swim, meet the lifeguards and go swimming on June 13 during *Pop-in-for-a-Popsicle* from 11:30-3:30.

Swim lesson sign-up will take place in one week with lessons beginning in two weeks. Pool and swim lesson schedules will be posted at the Rec Center and on the website at crosscreekhoa.org.



Thank You Volunteers!

Many thanks to our volunteers for their gift of time, effort, materials, and pride in our neighborhood:

- ★ Peggy Kirk; Jason, Ava & Lola Mastrantonio; Katie Miller; Bobby Wright and Nancy Brewer for hand delivering the May Cross Creek Times to our homes!
- ★ Dave Martindale and Jason Mastrantonio for renting a cement grinder and grinding down the tripping hazards around the pool and patio!
- ★ Jerry Sherrill and Dave Martindale for repairing bolt, wood, and wobbling issues with one of our bridges.

Thank you!



Together We Can Make a Difference!

If you'd be willing to lend a hand with upcoming HOA projects, please contact Kathy at 503-649-0359.

TIMES CARRIER WANTED

This is a paid position, If interested, please contact Tara at vp@crosscreekhoa.org



PROPERTY STANDARDS

Please be aware that the area between your property's fence and the street is yours to maintain.

Many of these areas are in need of attention. Please check out yours and include it in your routine yard clean-up schedule.

PARKING PERMITS

Permits are required when parking your recreational vehicle (or utility trailers, U-hauls, dumpster, supply trailers, project supplies, etc.) in your driveway or on the street for more than 48 hours.

Forms and instructions are on the website under the File tab *RV Permit Request*.

Have questions, contact Kevin at rvlot@crosscreekhoa.org

Community Yard Sale



DATE CORRECTION

June 26 & 27
8am to 4pm

Have a few treasures to sell? You're welcome to join the sale. Want your address included on the Yard Sale Map, contact Wendy at 503-381-2993 or wendyjeannej@gmail.com

Neighborhood Service Directory

PERSONAL COMPUTER REPAIR AND TRAINING

- Evenings & Weekends
- In Your Home
- Cross Creek Resident
- Reasonable rates

Nancy Brewer
503-310-3274
techsupport@bbdata.us

YOUR CLEANING SERVICES

CAROLINA BELTRAN
541-399-6876

carolbeltran197523@yahoo.com

ONE STOP CONSTRUCTION

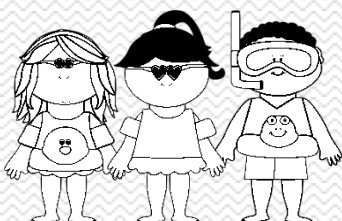
- All Home Repair & Remodeling
- Handyman Services
- Decks & Fences
- Painting & More
- Cross Creek Resident
- Free Quotes

Chris Cannon 503-313-4565
www.onestopconstruction.net
chris@onestopconstruction.net

Yard work, Babysitting, Handyman...your ad could be here! Email the Times Editor.

NO FEE! Call or email the Times editor. Resubmit your ad every four months. The HOA does not endorse nor guarantee any service provider or product.

Save your date ...RENT THE REC CENTER!



Contact Kevin for rates and to reserve for your special event!

503-621-6063 or
reccenter@crosscreekhoa.org

Open Meeting Area, Kitchen & Bathroom Facilities, Loft with Ping Pong & Pool Tables, Folding Chairs, Tables, Large Screen TV, Comfy Couches & Summer Use of Pool with Lifeguard.

NEW TO THE NEIGHBORHOOD?

Contact Kelli for a welcome packet



208-317-5691 or
secretary@crosscreekhoa.org

Cross Creek Times

Volume #41, Issue 6

July, 2015

Happy 4th of July, 2015!



BOARD OF DIRECTORS

President: Don Duncan
503-649-9591
president@crosscreekhoa.org

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treasurer@crosscreekhoa.org

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Cell: 971-409-4929
maintenance@crosscreekhoa.org

Rec. Center & RV Lot: Kevin Miller
503-621-6063
reccenter@crosscreekhoa.org

Secretary & Website: Kelli Sepulveda
1-208-317-5691
secretary@crosscreekhoa.org

STAFF MEMBERS

Bookkeeper: Nancy Brewer
bookkeeper@crosscreekhoa.org

CC Times Editor: Nancy Brewer
503-310-3274
timeseditor@crosscreekhoa.org

COMMITTEE CHAIRS

Maintenance Committee:
Jerry Sherrill
503-649-8394

ASSOCIATION WEBSITE
www.crosscreekhoa.org

Association Board Meeting Notes (July 9, 2015)

- Board Members Present: Don Duncan, Tara Stewart, Kim Colvin, Kathy Copeland, Kelli Sepulveda, Jason Mastrantonio, & Kevin Miller
- Meeting was called to order at 7:02 pm. Code of Conduct read & quorum confirmed.
- Minutes for June 11, 2015 were unanimously approved as written

Homeowner Concerns: The homeowner from lot 108 has created a brochure to send to all homeowners and would like this brochure to be sent as a permanent part of the welcome packet.

Special Guest: Wa. County Neighborhood Streets Program Coordinator, Michael Mills. As a part of the concern about the street traffic calming, the HOA will need to submit an application & a traffic study will be done once application is completed. The study will be a "road tube study" as drivers will be less likely to change driving behavior. To qualify for a calming zone we will need to accrue 40 points (1 point for every 100 cars and 1 point for 85 percentile avg. over posted speed). In 2013, we had 23 points. There are other options we can consider if we don't qualify. (See minutes for full description once posted to website.)

President: Response for Times survey: 52 no, 21 yes. The Times will still be hand delivered. Total votes received for dues increase: 154. 86 for (13 are yes for CPI), 68 against. We still need an additional 66 votes turned in to complete the vote.

Vice President: Pump handle had to be replaced. Purchased lifeguard necessities. Will research cost of t-shirts to identify lifeguards. Swim lessons going well. Attendance low at first, but expecting an increase. Additional camps are in planning stages. Will track pool usage.

Treasurer:

June, 2015 Account Balances:

Business checking: \$17,534.08
Money Market: \$ 8,035.37
Reserve: \$47,156.41
TOTAL \$72,725.86

Delinquency Balance:

17 past due accounts

Maintenance:

Ant infestation in Rec. Center is getting worse. Landscapers are still missing parts of neighborhood. Committee chair to document all interaction with and work performance of landscapers

Property Standards:

Too many homeowners are in violation of the CC&Rs. Letters to be sent.

Rec. Center/RV Lot:

Ruined cake refunded. 2 RV Lot spots opened. 8 members on the waiting list.

Secretary:

Working on getting resolutions & documents in order. Welcome packets being created.. Property Standards document will be delivered to each lot & mailed to absentee owners.

***Please note that the above is a brief synopsis of the monthly minutes. After approval at the next board meeting, the official meeting minutes will be available on the website at www.crosscreekhoa.org.

Tennis & Basketball Courts

LOCK COMBINATION

July 5219

August 5219



ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Don Duncan 503-649-9591

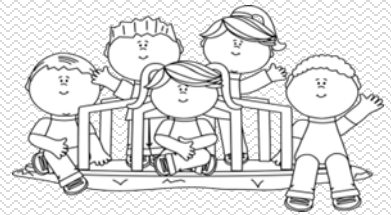
NON-EMERGENCY SERVICES:

- Tualatin Valley Fire & Rescue: 503-649-1150
- Washington County Dispatch: 503-629-0111
- PGE - To report power outages: 503-464-7777
- Tualatin Valley Water District: 503-642-1511

Cross Creek Calendar

LOCATION: **Rec Center**

August 12, 2015: Property Standards Meeting 7:00 pm
August 13, 2015: Homeowners Monthly Meeting 7:00 pm
August 06, 2015: Book Club returns. *A Tale for the Time Being* by Ruth Ozeki.



School's still out for the Summer!
Drivers, please slow down and watch out for our children. Thank you!



POOL NEWS

Register now for swim lessons taking place on these dates:

- 06/29 - 07/10
- 07/20 - 07/31
- 08/10 - 08/21

The pool schedule is posted at the Rec. Center and on the website at www.crosscreekhoa.org on the Rec. Center page.

TIMES DELIVERY PERSON WANTED

This is a \$paid\$ position, if interested, please contact Tara Stewart at vp@crosscreekhoa.org



PROPERTY STANDARDS

Please be aware that the area between your property's fence and the street is yours to maintain. Many of these areas are in need of attention. Please check yours and be sure to include it in your routine yard clean-up schedule.

Too many lots are in violation of CCHOA's CC&Rs regarding property standards. If you have one, please bring your lot into compliance. Remember, this is a "high class" neighborhood! Let's show it off!

PARKING PERMITS

Remember, that HOA signed permits are required when parking your RV (or utility trailers, U-hauls, dumpster, supply trailers, project supplies, etc.) in your driveway or on the street for more than 48 hours. Forms & instructions are on the CCHOA website.

If you have questions, please contact Kevin Miller at rvlot@crosscreekhoa.org

Note from the Treasurer:

The invoices sent out for the RV Lot fees were incorrectly dated for the period of 1/1/15 thru 12/31/15. The RV Lot rental term agreement has always been June 1 thru May 31 in alignment with the CCHOA fiscal year. No invoices will be sent in January, 2016 as stated on the invoices. Anyone who has already paid the incorrectly dated invoices and would like a corrected invoice for their records, please email or call Kim Colvin and she will send you one. The fees already paid will cover the period of 6/1/15 to 5/31/16. Thanks!

Neighborhood Service Directory

PC REPAIR AND TRAINING

Windows and now Macs, too!

- Flexible hours, by appointment
- In your home
- Cross Creek resident
- Reduced rates for residents

Nancy Brewer
503-310-3274

techsupport@bbdata.us

YOUR CLEANING SERVICES

Carolina Beltran
541-399-6876

carolbeltran197523@yahoo.com

ONE STOP CONSTRUCTION

- All Home Repair & Remodeling
- Handyman Services
- Decks & Fences
- Painting & More
- Cross Creek Resident
- Free Quotes

Chris Cannon 503-313-4565

www.onestopconstruction.net
chris@onestopconstruction.net

Yard work, Babysitting, Handyman...your ad could be here! Email the Times Editor.

There is **NO FEE!** to place your ad in the Times. Email the Times Editor at timeseditor@crosscreekhoa.org. Resubmit your ad every 4 months. The board of directors does not endorse or guarantee the ads placed here.



Thank You Volunteers!

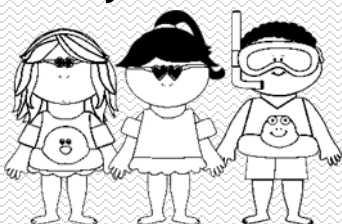
Many thanks to our member/volunteers for their gift of time, effort, materials, and pride in our neighborhood: These wonderful people all banded together and spread fresh barkdust on the 209th Ave. island, the large island, the Rec. Center and the CC sign coming in from 198th Ave.



Together We Can Make a Difference!

If you are willing to lend a hand with upcoming HOA projects, please contact Kathy Copeland at 503-649-0359.

Save your date ... RENT THE REC CENTER NOW!



Contact Kevin Miller for rates and to make reservations for your special event!

Call 503-621-6063 or email reccenter@crosscreekhoa.org

Open Meeting Area, Kitchen & Bathroom Facilities, Loft with Ping Pong & Pool Tables, Folding Chairs, Tables, Large Screen TV, Comfy Couches & Summer Use of Pool with Lifeguard.

NEW TO THE NEIGHBORHOOD?

Contact Kelli Sepulveda for a welcome packet.

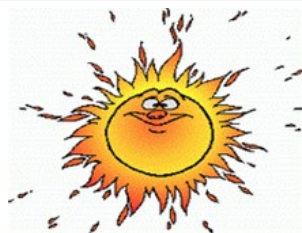


Call 208-317-5691 or email secretary@crosscreekhoa.org

Cross Creek Times

Volume #41, Issue 8

August, 2015



BOARD OF DIRECTORS

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CC Times Editor: Nancy Brewer
503-310-3274
timeseditor@crosscreekhoa.org

COMMITTEE CHAIRS

Maintenance Committee
Jerry Sherrill
503-649-8394

Finance Committee:
Wendy Matthews

ASSOCIATION WEBSITE
www.crosscreekhoa.org

Association Board Meeting Notes (August 13, 2015)

- Board Members Present: Don Duncan, Tara Stewart, Kim Colvin, Kathy Copeland, & Kevin Miller (late) Absent: Kelli Sepulveda & Jason Mastrantonio
- Meeting was called to order at 7:03 pm. Code of Conduct read & quorum confirmed.
- Minutes for July 9, 2015 were unanimously approved as written

Homeowner Concerns: The landscape company maintains the pool area in the mornings interfering with swim lessons, possibly causing a hazard.

President: No new dues increase votes received. Board approved debit card purchases for July and August and a board member expense reimbursement.

Vice President: Signed up for Wa. Co. road calming, but haven't heard back from Wa. Co. Perhaps the count is still being processed from the road strips. There have been multiple speeding incidents.

Treasurer:

August 10, 2015 Account Balances:

Business checking:	\$26,434.35
Money Market:	\$ 8,036.03
Reserve:	<u>\$47,160.33</u>

TOTAL \$81,630.71

Delinquency Balance:

\$5,228.84

Maintenance:

Plumber had to be called in for drains & toilet issues. Toilet in men's room had to be replaced and there were huge issues doing that. An Association placed tree is dead and branch on tree behind Rec. Center is hanging.

Property Standards Committee:

Too many homeowners are in violation of the CC&Rs especially with vehicles. Letters to be sent soon.

Rec. Center/RV Lot:

Tape left on walls and blue stain on walls from glass cleaner not being wiped up./2 slots in RV lot may be rented soon.

Maintenance Committee:

Landscape contractor is not doing their job as defined in contract. Board voted to terminate and hire a new one for less.

***Please note that the above is a very brief synopsis of the monthly minutes. After approval at the next board meeting, the official meeting minutes will be available on the website at www.crosscreekhoa.org.

Tennis & Basketball Courts

LOCK COMBINATION

September: 4542

October: 4542



ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Don Duncan 503-649-9591

NON-EMERGENCY SERVICES:

- Tualatin Valley Fire & Rescue: 503-649-1150
- Washington County Dispatch: 503-629-0111
- PGE - To report power outages: 503-464-7777
- Tualatin Valley Water District: 503-642-1511

Cross Creek Calendar

LOCATION: **Rec Center**

September 10, 2015: Monthly board meeting 7:00 pm
September 16, 2015: Finance Committee Meeting 7:00 pm

For more information on other Rec. Center calendar activities, go to the CCHOA website at www.crosscreekhoa.org/calendar.

School starts SOON!



Please watch out for the children waiting at the bus stops.
And, remember to allow more commute time in the morning to get to work with all the extra traffic!

Save our neighborhood amenities event at the Rec. Center!!

Tuesday, September 15, 2015 from 7-8 pm
Our neighborhood is a well-established and, unfortunately, aging one. This *especially* applies to the Rec. Center and the pool. This year, our pool did not pass county inspection with regard to the handrails used to get in and out of the pool. They need to be replaced and this will involve cutting concrete which will, in all likelihood, lead to more extensive and costly repairs. The siding on the Rec. Center is also an issue as there is dry rot! We do not have the necessary funds in the reserve account to fix all of these problems. Closing the pool down indefinitely or filling it in are not realistic options! Closing the Rec. Center is not an option! Please demonstrate **your** support for **your** neighborhood by attending this meeting, sharing your ideas on how to raise the needed funds and donating your time. Bear in mind that this meeting is for ideas on how to effectively raise needed funds. Please keep the conversation focused on that vein. If you haven't voted on the dues increase, please VOTE NOW!!!

A copy of the dues increase ballot is on the CCHOA website at www.crosscreekhoa.org/vote. You may change your vote, but we really need the homeowners who haven't voted yet to do so. This is a very important issue and one that can't be ignored!

PROPERTY STANDARDS

It has come to the board's attention that there are many vehicles that are in violation of our CC&Rs. Non-running and non-licensed vehicles are to be disposed of, parked in your garage or in a paid lot (not the RV lot). Vehicles are not to be parked on front lawns, either. Too many lots are in violation of CCHOA's CC&Rs regarding other property standards. If your lot is in violation, please bring it into compliance.

Remember, this is a "high class" neighborhood! Let's keep it that way!

If you have questions, please contact Jason Mastrantonio at propstandards@crosscreekhoa.org

Neighborhood Service Directory

PC REPAIR AND TRAINING

Windows and now Macs, too!

- Flexible hours, by appointment
- In your home
- Cross Creek resident
- Reduced rates for residents

Nancy Brewer
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techsupport@bbdata.us

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541-399-6876

carolbeltran197523@yahoo.com

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Yard work, Babysitting,
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There is NO FEE! to place your ad in the Times. Email the Cross Creek Times Editor at timeseditor@crosscreekhoa.org. Resubmit your ad every 4 months. The board of directors does not endorse or guarantee the ads placed here.

Thank You Volunteers!



A special thanks to Kim Colvin who delivered most of the Cross Creek Times for July in the burning August heat! Thanks, Kim!!! Thanks to Scott & Lila Goodin, who emptied the foul-smelling garbage can and to Kathy Copeland who spent an entire day replacing a defunct toilet in the Rec. Center men's room.

Together We Can Make a Difference!



If you are willing to lend a hand with upcoming HOA projects, please contact Kathy Copeland at 503-649-0359.

GrayWinters Creations

Handmade Beaded Jewelry
is having a sale at the
Cross Creek Rec. Center.

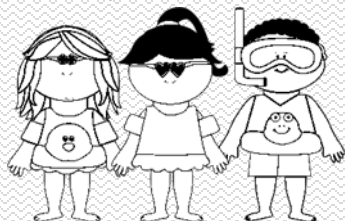
September 26th, 2015 from 10 am to 4 pm

- Hourly RAFFLE entries to win jewelry prizes (no purchase necessary and you need not be present to win)
- Multiple purchase discounts
- Bring a friend who lives outside the Cross Creek association and get \$5 off your purchase!
- Snacks and more...

See my work on Etsy at:
<https://www.etsy.com/shop/GrayWintersCreations>

Cash, check or PayPal accepted
Have questions? Need more information?
Email me at: llclyder@comcast.net or
call me at: 503-281-9115

Save your date ... RENT THE REC CENTER NOW!



Contact Kevin Miller for rates and to make reservations for your special event!

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Open Meeting Area, Kitchen & Bathroom Facilities, Loft with Ping Pong & Pool Tables, Folding Chairs, Tables, Large Screen TV, Comfy Couches & Summer Use of Pool with Lifeguard.

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Cross Creek Times

Volume #41, Issue 9

September, 2015



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Property Standards: Jason Mastrantonio
503-356-9715
propstandards@crosscreekhoa.org

Maintenance & Pool: Kathy Copeland
503-649-0359
Cell: 971-409-4929
maintenance@crosscreekhoa.org

Rec. Center & RV Lot: Kevin Miller
503-621-6063
reccenter@crosscreekhoa.org

Secretary & Website: Kelli Sepulveda
208-317-5691
secretary@crosscreekhoa.org

STAFF MEMBERS

Bookkeeper: Nancy Brewer
bookkeeper@crosscreekhoa.org

CC Times Editor: Nancy Brewer
503-310-3274
timeseditor@crosscreekhoa.org

COMMITTEE CHAIRS

Maintenance Committee
Jerry Sherrill
503-649-8394

Finance Committee:
Wendy Matthews

ASSOCIATION WEBSITE
www.crosscreekhoa.org

Association Board Meeting Notes (September 10, 2015)

- Board Members Present: Tara Stewart, Kathy Copeland, Kim Colvin, Kelli Sepulveda, Kevin Miller (late)
Absent: Don Duncan, Jason Mastrantonio
- Meeting was called to order at 7:02 pm. Code of Conduct read & quorum confirmed.
- Minutes for August 13, 2015 were tabled until next meeting after the entire board has read Don's "corrections".

Homeowner Concerns: Forest Landscape has not been seen for at least 2 weeks. Jerry has not been able to contact anyone. The trash cans have not been emptied and are very full. NLS doesn't start work until the 17th. The grass around the creek that was clipped hasn't been picked up and the creek is clogged and will overflow.

President: None

Vice President: Pool is officially closed. Washington County sent a letter re: traffic calming. We qualified. There are approx. 700 vehicles west and east-bound and the average speed is 30 mph.

Treasurer: Approx. 54% of this year's dues have been collected and 70% of RV lot rental fees.

September, 2015 Account Balances:

Delinquency Balance:

Business checking:	\$14,173.83	\$5,249.98
Money Market:	\$18,036.99	
Reserve:	\$47,163.53	
TOTAL	\$79,374.35	

We're over budget on accounting expenses. The overage was due to updating the accounting software. While this is not a yearly expense, the payroll module is.

Maintenance: Pool closed for the season. Kathy will need help winterizing the pool. Will need 2 lifeguards to help with winterizing the pool. Motion was made & seconded to hire 2 lifeguards to help with winterizing the pool. Motion passed unanimously.

Property Standards: (report given by Tara)

No PIPs to review. 8 violation letters have been sent. Most of them are concerning overgrown foliage.

Secretary: New Property Standards resolutions have been printed and assembled. Will go out in the mail soon.

Rec. Center/RV Lot:

3 Rec. Center rentals./The slots left are small ones and the folks on the waiting list have larger RVs than the slots can accommodate.

Maintenance Committee: (see homeowner concerns)

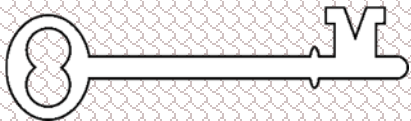
***Please note that the above is a very brief synopsis of the monthly minutes. After approval at the next board meeting, the official meeting minutes will be available on the website at www.crosscreekhoa.org.

Tennis & Basketball Courts

LOCK COMBINATION

September: 4542

October: 4542



ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Don Duncan 503-649-9591

NON-EMERGENCY SERVICES:

- Tualatin Valley Fire & Rescue: 503-649-1150
- Washington County Dispatch: 503-629-0111
- PGE - To report power outages: 503-464-7777
- Tualatin Valley Water District: 503-642-1511

Cross Creek Calendar

LOCATION: Rec Center

September 17, 2015: Finance Committee meeting 7:00 pm
October 08, 2015: Monthly board meeting 7:00 pm

For more information on other Rec. Center calendar activities, go to the CCHOA website at www.crosscreekhoa.org/calendar.

School has started!



Please watch out for the children waiting at the bus stops and drive slowly!! There are too many people speeding around the times that children are waiting for or boarding the buses on Rosa Rd. and Rosa Dr.
And, remember to allow more commute time in the morning to get to work with all the extra traffic!

Save our neighborhood amenities round table meeting at the Rec. Center!!

Tuesday, September 15, 2015 from 7-8 pm
Our neighborhood is a well-established and, unfortunately, aging one. This *especially* applies to the Rec. Center and the pool. This year, our pool did not pass county inspection with regard to the handrails used to get in and out of the pool. They need to be replaced and this will involve cutting concrete which will, in all likelihood, lead to more extensive and costly repairs. The siding on the Rec. Center is also an issue as there is dry rot! We do not have the necessary funds in the reserve account to fix all of these problems. Closing the pool down indefinitely or filling it in are not realistic options! Closing the Rec. Center is not an option! Please demonstrate **your** support for **your** neighborhood by attending this meeting, sharing your ideas on how to raise the needed funds and donating your time. Bear in mind that this meeting is for ideas on how to effectively raise needed funds. Please keep the conversation focused on that vein. If you haven't voted on the dues increase, please
VOTE NOW!!!

A copy of the dues increase ballot is on the CCHOA website at www.crosscreekhoa.org/ vote. You may change your vote, but we really need the homeowners who haven't voted yet to do so. This is a very important issue and one that can't be ignored!

TREASURER'S NOTE

Only 54% of this year's dues have been collected and 70% of the RV Lot fees. Please be aware that while the HOA dues have a "grace period", the RV Lot fees do not. Those are due upon receipt. If you haven't paid either, please make it a point to do so. Our HOA depends on these monies to maintain the association amenities and conduct HOA business.

If you have questions, please contact
Kim Colvin.
treasurer@crosscreekhoa.org or
509-438-8232



Thank You
Volunteers!

Together We Can Make a Difference!

****In the area known as "No Man's Land" (between our association and Arbor Vineyards) the blackberry bushes are taking over. We need help with clearing these bushes. Please bring your own tools. No chemicals. Contact Kathy for times & access to the area.****



If you are willing to lend a hand with this HOA project, please contact Kathy Copeland at 503-649-0359.

GrayWinters Creations

Handmade Beaded Jewelry
is having a sale at the
Cross Creek Rec. Center.

September 26th, 2015 from 10 am to 4 pm

- Hourly RAFFLE entries to win jewelry prizes (no purchase necessary and you need not be present to win)
- Multiple purchase discounts
- Bring a friend who lives outside the Cross Creek association and get \$5 off your purchase!
- Snacks and more...

See my work on Etsy at:
<https://www.etsy.com/shop/GrayWintersCreations>

Cash, check or PayPal accepted

Have questions? Need more information?
Email me at: llclyder@comcast.net or
call me at: 503-281-9115

Neighborhood Service Directory

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- In your home
- Cross Creek resident
- Reduced rates for residents

Nancy Brewer

503-310-3274

techsupport@bbdata.us

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Carolina Beltran
541-399-6876

carolbeltran197523@yahoo.com

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- Painting & More
- Cross Creek Resident
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Chris Cannon 503-313-4565
www.onestopconstruction.net
chris@onestopconstruction.net

Yard work, Babysitting,
Handyman...your ad could be
here! Email the Times Editor.

There is NO FEE! to place your ad in the Times.
Email the Cross Creek Times Editor at
timeseditor@crosscreekhoa.org. Resubmit your ad
every 4 months. The board of directors does not
endorse or guarantee the ads placed here.

Save your date ... RENT THE REC CENTER NOW!



Contact Kevin Miller for rates
and to make reservations for
your special event!

Call 503-621-6063 or email
reccenter@crosscreekhoa.org

Open Meeting Area, Kitchen & Bathroom Facilities, Loft with Ping Pong & Pool Tables, Folding Chairs, Tables, Large Screen TV, Comfy Couches & Summer Use of Pool with Lifeguard.

NEW TO THE NEIGHBORHOOD?



Contact Kelli Sepulveda for a welcome packet.

Call 208-317-5691 or email
secretary@crosscreekhoa.org

Cross Creek Times

Volume #41, Issue 10

October, 2015

Happy Halloween 2015!



BOARD OF DIRECTORS

President: Don Duncan
503-649-9591
president@crosscreekhoa.org

Vice President: Tara Stewart
503-781-6175
vp@crosscreekhoa.org

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Maintenance Committee
Jerry Sherrill
503-649-8394

Finance Committee:
Wendy Matthews

ASSOCIATION WEBSITE
www.crosscreekhoa.org

The first "Save Our Neighborhood" fundraising event is happening at the Cross Creek Rec. Center located at 20555 SW Rosa Rd.!



Family Movie Night on Saturday, October 24, 2015.

Doors open at 6 pm, movie starts at 6:30 pm.

Movie run time is 91 minutes.

HOTEL TRANSYLVANIA will be playing!

Tickets are \$3 at the door, or \$2 in advance. Snack boxes are available for purchase at \$3. Pre-orders must be mailed prior to Monday the 19th, or dropped in the Rec. Center mail slot prior to 5 pm on Wednesday the 21st, in order to receive the discounted price. Fliers will be delivered and you can also download the coupon from the Cross Creek website at www.crosscreekhoa.org.

All proceeds will be donated to Cross Creek HOA for repairs to the pool, Rec. Center, or other update and maintenance items needed. So come and join us and help support our community!!

Bring your comfortable low profile chairs, blankets and pillows. Costumes are welcome, but not required. Children under the age of 10 *must* be accompanied by an adult who will remain with the child the entire time.

Neighborhood Watch News - Be aware and be safe!

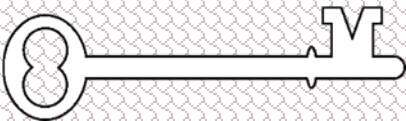
- Vandals have stolen from and damaged RVs in the RV lot because either the gate lock was left open or they crawled over the fence, despite the barbed wire.
- Don't leave your garage doors open, even if you're home. If you're not actively watching your garage, thieves take these opportunities to steal your valuable items right under your nose. This is going on all around us, not just in the Cross Creek neighborhood.
- A vacant home in the association had the garage door left open and some unidentified burglar broke into the house and was there while a neighbor doing something for the owner was there. Even during the day, keep your doors locked—even your back door.
- If your property is "tagged" (aka graffiti), get rid of it immediately. This type of activity encourages gang members to be active in our area. The tag identifies that area as an area that is conducive to more gang activity.
- A gentleman riding a three-wheeled bicycle was hit on Rosa Rd. on October 8th. The driver did stop, but this is still a sign that speeding and careless driving is still going on in our neighborhood, in a 25 mph zone! Please be aware of cyclists (2 or 3 wheeled) and give them space. This applies to motorcycles, as well!
- If you see any suspicious-type or out-of-the-ordinary activity, but an actual crime is not occurring at the moment, call Washington County Dispatch number at 503-629-0111.
- Washington County Sheriff's office is running a new campaign, "See Something? Say Something!" to help educate residents on when and how to call police for non-emergency reasons. See this information at: www.co.washington.or.us/Sheriff/upload/See-Something-Flyer.pdf.

Tennis & Basketball Courts

LOCK COMBINATION

October: 4542

November: 2637



ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Don Duncan 503-649-9591

NON-EMERGENCY SERVICES:

- Tualatin Valley Fire & Rescue: 503-649-1150
- Washington County Dispatch: 503-629-0111
- PGE - To report power outages: 503-464-7777
- Tualatin Valley Water District: 503-642-1511

Cross Creek Calendar

LOCATION: Rec Center

October 21, 2015: Finance Committee meeting: 7:00 pm
October 24, 2015: Family Movie Night: 6:00 pm
November 12, 2015: Monthly board meeting: 7:00 pm

For more information on other Rec. Center calendar activities, go to the CCHOA website at www.crosscreekhoa.org/calendar.

A copy of the dues increase ballot is on the CCHOA website at www.crosscreekhoa.org/vote. You may change your vote, but we really need the homeowners who haven't voted yet to step up and do so. This is a very important issue and one that can't be ignored, so please vote today! Thank you!

TREASURER'S NOTE



Only 60% of this year's dues have been collected and 84% of the RV Lot fees. Please be aware that while the HOA dues have a "grace period", the RV Lot fees do not. Those are due upon receipt. If you haven't paid either, please make it a point to do so as on Nov. 16th, the late fees and finance charges start accruing. Anyone who has not paid will see a statement with the dues and finance charges assessed. Our HOA depends on these monies to maintain the association amenities and conduct HOA business. Pay any dues or lot rental fees owing now! Thank you for your cooperation!

If you have any questions, please contact Kim Colvin.
treasurer@crosscreekhoa.org or 509-438-8232

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Nancy Brewer

503-310-3274

techsupport@bldata.us

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Chris Cannon 503-313-4565
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chris@onestopconstruction.net

There is **NO FEE** to place your ad in the Times. Email the Cross Creek Times Editor at timeseditor@crosscreekhoa.org. Resubmit your ad every 4 months. The board of directors does not endorse nor guarantee the ads placed here.

Association Board Meeting Notes (October 8, 2015)

- Board Members Present: Tara Stewart, Kathy Copeland, Kim Colvin, Jason Mastrantonio
Absent: Don Duncan, Kevin Miller, Kelli Sepulveda
- Meeting was called to order at 7:07 pm. Code of Conduct reminder & quorum confirmed.
- Minutes for August 13 & September 10, 2015 were tabled until next meeting.

Homeowner Concerns: The RV lot was broken into and a trailer vandalized. Lot occupant was not sure of the time frame. Suggested a newer lock that doesn't require so much handling to lock it.

President: None

Vice President: The traffic calming device is in place and will be moved to different locations. It has had a mostly positive effect. The "Save Our Neighborhood" meeting went well and attendees came up with many ideas for fundraisers. [See front page for the first one.]

Treasurer: Approx. 60% of this year's dues have been collected and 84% of RV lot rental fees.

October 4, 2015 Account Balances: Delinquency Balance:

Business checking: \$13,253.00 \$5,172.22

Money Market: \$18,038.17

Reserve: \$47,166.63

TOTAL \$78,457.80

Budget: Year-to-date income is \$7k under budget, year-to-date as homeowners have been slower to pay than expected. Year-to-date expenses are nearly \$5.5k lower than budget, but that's due to not paying a landscaper for the last 2 months. NLS sent first statement and they offer a 2% discount for paying within 10 days.

Maintenance: Pool has been winterized and covered. Solar covers need to be replaced. A reel that winds covers was broken. Pump is leaking, so it was shut off and the leak has been stopped for the time being. 2 dead trees need to be taken down. Getting more than 2 quotes for the work.

Property Standards: 2 PIPs approved. There was a positive response from violation letters sent out. It's encouraging, however, some lots may not do anything.

Secretary: No report.

Rec. Center/RV Lot:

3 Rec. Center rentals./The 3 slots that were left have been filled.

***Please note that the above is a very brief synopsis of the monthly minutes. After approval at the next board meeting, the official meeting minutes will be available on the website at www.crosscreekhoa.org.

Living and Working in your neighborhood!



Elisa Buckley - Broker
RE/MAX equity group

text/cell: 503.705.1405
office: 503.635.2660
www.ElisaBuckley.com
Email: homes@elisabuckley.com



Licensed in Oregon

NEW TO THE NEIGHBORHOOD?



Contact Kelli Sepulveda for a welcome packet.

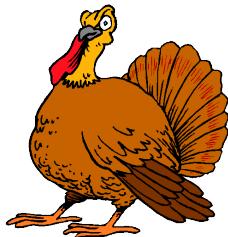
Call 208-317-5691 or email
secretary@crosscreekhoa.org

Cross Creek Times

Volume #41, Issue 11

November, 2015

Happy Thanksgiving 2015!



BOARD OF DIRECTORS

President: Don Duncan
503-649-9591
crosscreek20555@gmail.com

Vice President: Tara Stewart
503-781-6175
crosscreek20555@gmail.com

Treasurer: Kim Colvin
509-438-8232
crosscreek20555@gmail.com

Property Standards: Jason Mastrantonio
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crosscreek20555@gmail.com

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CC Times Editor: Nancy Brewer
503-310-3274
timeseditor@bbdata.us

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Maintenance Committee
Jerry Sherrill
503-649-8394

Finance Committee:
Wendy Matthews

ASSOCIATION WEBSITE
www.crosscreekhoa.org

Tennis & Basketball Courts

LOCK COMBINATION

November: 2637

December: 2637



Important Notice regarding the Cross Creek website

There have been some issues with the website such as not being able to view it and not being able to get email through to the board members. We believe the site and/or server have been hacked. Because of this, we're working on getting a new webhost. If you need to reach the board members, try the listed phone number (which can be found in the Times) first. If you need to reach them by email, please send it to a *temporary* email set up for this purpose:
crosscreek20555@gmail.com. See different temporary email listed for the Times Editor & Bookkeeper. We can properly route your email to the appropriate board member if you include a description of what you need and your contact information (name, phone, lot).

Thank you for your patience while we sort this issue out!

Cross Creek HOA Board of Directors

We are forming a new
"Maintenance 2016 Advisory Committee" specifically on CCHOA Amenities

This committee will identify specific repairs and upgrades needed for our HOA's amenities, mainly for the Rec. Center and the pool. This committee will make recommendations to the homeowners and board of directors on exactly what needs to be repaired, what needs to be brought up-to-date, costs, set those priorities, and eventually, which vendors are best suited to supply those needs.

Please join us! Send an email to crosscreek20555@gmail.com to have your name added as interested in serving your neighborhood on the committee.

Neighborhood Watch News for November - Be aware and be safe!

- As of this newsletter, a 14 year-old teenage girl went missing on 11/4/15 She was last seen at Merlo Station High School. Her name is Kiana Rick or Kiana Muñoz. She is 5'5", 140 lbs., dark brown/black hair, blue eyes, wears a lot of eye makeup and shaves her eyebrows. If you spot her call Wash. Co. Dispatch at 503-629-0111, 911, or 503-313-4719. This last number is her dad's number. If you need to see a picture of her, please email me (Nancy) at timeseditor@bbdata.us & I will send you a copy of the flyer or sign up and log in to www.nextdoor.com. I have posted a picture of the flyer there.
- Again, don't leave your garage doors open, even if you're home. If you're not actively watching your garage, thieves take these opportunities to steal your valuable items right under your nose. This is going on all around us, not just in the Cross Creek neighborhood.
- If your property is "tagged" (aka graffiti), get rid of it immediately. This type of activity encourages gang members to be active in our area. The tag identifies that area as an area that is conducive to more gang activity. There is gang activity in our general area—I've seen the tagging on the backside of the now empty building that was lately "The Spot" restaurant, so be vigilant.
- If you see any suspicious type or out-of-the-ordinary activity, but an actual crime is not occurring at the moment, call Washington County Dispatch number at 503-629-0111.
- It is advisable to padlock your side/back gates. People can get into your back yard and steal things from there, too. They can also enter your home if you have your back door unlocked. While no padlock or lock is pickproof, it is a deterrent because it takes time to pick a lock. You may want to consider a security system, as well.
- Washington County Sheriff's office is running a new campaign, "See Something? Say Something!" to help educate residents on when and how to call police for non-emergency reasons. See this information at: www.co.washington.or.us/Sheriff/upload/See-Something-Flyer.pdf

ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Don Duncan 503-649-9591

NON-EMERGENCY SERVICES:

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- Washington County Dispatch: 503-629-0111
- PGE - To report power outages: 503-464-7777
- Tualatin Valley Water District: 503-642-1511

Cross Creek Calendar

LOCATION: Rec Center

December 16, 2015: Finance Committee meeting: 7:00 pm
December 10, 2015: Monthly board meeting: 7:00 pm

For more information on other Rec. Center calendar activities & rentals, go to the CCHOA website at www.crosscreekhoa.org/calendar or call Kevin Miller at 503-621-6063.

A copy of the dues increase ballot is on the CCHOA website at www.crosscreekhoa.org/vote. You may change your vote, but we really need the homeowners who haven't voted yet to step up and do so. This is a very important issue and one that can't be ignored, so please vote today! Note: Since we're having so many issues with the website and can't always access it, I have a copy of the ballot and will happily mail or email it to you upon request. Please call me at 503-310-3274 or email at timesesitor@bbdata.us for a copy. Thanks again!
Nancy

TREASURER'S NOTE Updated



Only 72% of this year's dues have been collected. All RV lot renters have paid except for 2. Please be aware that while the HOA dues have a "grace period", the RV Lot fees do not. Those are due upon receipt. If the remaining RV lot fees are not paid soon, the association will move on eviction. If you haven't paid your HOA dues, please make it a point to do so. As of Nov. 16th, the finance charges started accruing. Anyone who has not paid will see a statement with the dues and finance charges assessed. Our HOA depends on these monies to maintain the association amenities and conduct HOA business. Pay any HOA dues owing now!

Thank you for your cooperation!
If you have any questions, please contact Kim Colvin.
crosscreek20555@gmail.com or 509-438-8232

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97078 Market Watch

Is now a good time to sell? The average asking price for 97078 has increased by 28% in the past 11 months. There are many factors that affect the average asking price. In reviewing the past two months for our immediate area (between 209th Ave. and 198th Ave., up to Kinnaman Rd. and down to Farmington Rd.), 17 homes sold for slightly above the asking price and within an average of 21 days on the market. To see what your home might sell for in today's market, consult a Realtor for a home analysis.

~Elisa Buckley, Broker at RE/MAX Equity Group~

Association Board Meeting Notes (November 12, 2015)

- Board Members Present: Don Duncan, Kathy Copeland, Kim Colvin, Jason Mastrantonio, & Kevin Miller (late)
Absent: Tara Stewart
- Meeting was called to order at 7:04 pm. Code of Conduct reminder & quorum confirmed.
- Minutes for August 13, September 10, & October 8, 2015 with changes were all unanimously approved.
- Homeowner Concerns: Trouble getting on website.

President: Update on vote returns. Received 5 more ballots. This brings it up to 53-1/2% of the required votes. Still not enough of the needed votes.

Vice President: None—absent.

Treasurer:

November 8, 2015 Account Balances:
Business checking: \$ 3,296.23
Money Market: \$ 28,039.81
Reserve: \$ 47,169.83
TOTAL \$ 78,505.97

Delinquency Balance:
\$ 5,184.98

There are 75 homeowners with outstanding balances, some have made partial payments. Finance charges to start 11/16/15. 8 lots are in arrears and 1 still in collections. Lots that she's considering sending to collection will receive a 30-day notice to pay. She's been in contact with the attorney regarding these accounts.

Budget: We are ~\$6,000 under income year-to-date because homeowners have been slow to pay dues. Year-to-date expenses are under budget by ~\$7,000 due to withholding payments from previous landscaper and not relying on a handyman to do various tasks. She has been in contact with accountant re: end-of-year taxes and they are going to the president of the firm for review and we will receive copies for signature soon.

Maintenance: Mountain View Tree Service gave an \$825 quote for felling 2 trees. They will clean up mess, but not grind the stumps.

Board approved.

Property Standards: No PIPs needed approving.

Secretary: New Property Standards documents are ready and will be mailed out shortly.

Rec. Center/RV Lot:

1 Rec. Center rental./The 3 slots that were left in the RV lot have been filled with pending paperwork.

***Please note that the above is a very brief synopsis of the monthly minutes. After approval at the next board meeting, the official meeting minutes will be available on the website at www.crosscreekhoa.org. If you are unable to get to the website, contact Kelli G. for the desired documents.

Living and Working in your neighborhood!



Elisa Buckley - Broker
RE/MAX equity group

text/cell: 503.705.1405
office: 503.635.2660
www.ElisaBuckley.com
Email: homes@elisabuckley.com



Licensed in Oregon

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