

Cross Creek Times

Volume #42, Issue 01

January, 2016

Happy New Year 2016!



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
503-356-9715
crosscreek20555@gmail.com

Maintenance & Pool - Kathy Copeland
503-649-0359
cell: 971-409-4929
crosscreek20555@gmail.com

Rec. Center & RV Lot - Kevin Miller
503-621-6063
crosscreek20555@gmail.com

Secretary - Vacant
crosscreek20555@gmail.com

STAFF MEMBERS

Bookkeeper - Nancy Brewer
cchoabookkeeper@bbdata.us

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

COMMITTEE CHAIRS

Maintenance Committee
Jerry Sherrill
503-649-8394

Finance Committee
Kim Colvin
509-438-8232

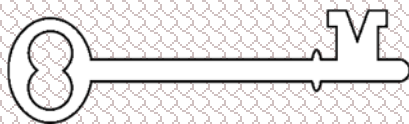
ASSOCIATION WEBSITE
www.crosscreekhoa.org

Tennis & Basketball Courts

LOCK COMBINATION

February: 0970

March: 0970



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 now know for a fact, that the site has been hacked. Because of this, we've obtained a new webhost. If you need to reach the board members, try the listed phone number (which can be found in the these 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. 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). See also different temporary email listed for the Times Editor & Bookkeeper. Be aware that the email addresses (president, vp, etc.) may go away permanently due to SPAM and be replaced by new ones, TBD.

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

Cross Creek HOA Board of Directors

We have formed a new

"Maintenance 2016 Advisory Committee" specifically on CCHOA Amenities

This committee has already met and identified specific repairs and upgrades needed for our HOA's amenities, mainly for the Rec. Center and the pool, but not all inclusive. 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. Some quotes for the pool are already obtained and we're still collecting more.

Please join us! Send an email to crosscreek20555@gmail.com to have your name added as interested in serving your neighborhood on the committee. We have 5 members so far.

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

- **FOUND!** 14 year-old Kiana Rick or Kiana Muñoz is now safely home! Thanks to all who helped.
- Please park your vehicles on either side of the yellow painted handicap ramps. If you park in front of them, this hinders handicapped folks from using them! So, be advised that if you do park your vehicle in front of these ramps, Washington County Dispatch will be called and the Sheriff's Deputies will issue you a citation.
- Be aware that the "bad guys" are following FedEx and UPS delivery trucks and have been stealing packages right off of doorsteps. If you're having a package delivered and you're not going to be home, make arrangements to have it dropped off at a trusted neighbor's or return it to the depot.
- Close your garage door, even if you're home. If you're not actively watching your garage, thieves take these opportunities to steal your valuable items right from under your nose. This is going on all around us, not just in the Cross Creek neighborhood.
- 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. So, 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.

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

February 11, 2016: Monthly board meeting: 7:00 pm

For more information on other Rec. Center calendar activities & rentals, 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



We're making progress. 86% of this year's dues have been collected. All RV lot renters have paid except for 1. Since the rent has not been paid, the association will move on eviction at the cost of the renter. 1st and 2nd past due notices for HOA dues were sent in December & January. Any homeowners who have not contacted the association in writing by February 15th, 2016, will be referred to the Association's attorney for collection in accordance with our Owner Assessment, Notification and Outstanding Balance Collection Resolution. Remember, our HOA depends on these monies to maintain the association amenities and conduct HOA business.

Thank you for your cooperation!
If you have any questions, please contact Kim Colvin @ cross-creek20555@gmail.com or 509-438-8232

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
or techsupport@bbdata.us

YOUR CLEANING SERVICES

Carolina Beltran
541-399-6876



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Opportunities abound for home buyers and sellers! Home prices are still on the rise from the previous year, but have stabilized a bit in recent months. Interest rates are still at historic lows, which means more purchasing power for buyers. When inventory is low, it also means more competition from buyers. As a buyer, this means you need to be prepared and decisive when you are actively looking for homes. The most important step is to meet with a lender and get a pre-approval letter before you start looking at homes. In the Portland Metropolitan area, homes are averaging about 54 days on the market. In Cross Creek, and the surrounding neighborhoods, most homes are receiving multiple offers and selling quickly, often within the first week of being on the market.

~Elisa Buckley~

Association Board Meeting Notes

(January 14, 2016)

Note: December, 2015 meeting was cancelled due to a lack of a quorum.

- Board Members Present: Don Duncan, Kathy Copeland, Kim Colvin, Jason Mastrantonio, & Kevin Miller
Absent: Tara Stewart
Vacancy: Kelli Sepulveda resigned prior to January meeting
- Meeting was called to order at 7:07 pm. Code of Conduct reminder & quorum confirmed.
- Minutes for the November, 2015 were unanimously approved.
- Homeowner Concerns: LOTS of property standards violations.

No PIPs were submitted for approval.

President: Gave report on Major Maintenance Committee meeting. Identified repairs needed and suggested not hiring lifeguards for next year due to prohibitive cost of payroll & taxes. Some quotes for repairs obtained.

Vice President: None—absent.

Treasurer:

January 10, 2016 Account Balances:		Delinquency Balance:
Business checking:	\$ 7,204.49	\$ 13,557.50
Money Market:	\$ 28,043.55	
Reserve:	\$ 47,176.13	
TOTAL	\$ 82,424.17	

There are 39 homeowners with outstanding balances, some have made partial payments. Finance charges assessed & statements mailed 1/4. 1 lot still in collections. 2 RV lot renters have been sent "pay or vacate" notices. One payment was received at meeting.

Budget: We are ~\$ 1,000 under income year-to-date because homeowners have been slow to pay dues, but other income has offset this. Year-to-date expenses are under budget by ~\$ 7,000 due to not relying on a handyman to do various tasks. End-of-year taxes were filed in mid-November.

Rec. Center/RV Lot:

4 Rec. Center rentals since December, 2015.

Only 1 slot left in RV Lot.

It appears that the moulding around the glass doors had been tampered with.

Maintenance: Handyman hired to perform a list of tasks and she's going to follow up to make sure everything was done. Large lights need to be checked and replaced.

Property Standards: 1 month ago 13 letters were sent. Of the 13 letter previously sent, only 4 are being sent fine letters. The trailer on 203rd Ave. has finally been moved.

Board voted to move the website to a different webhost and have Nancy move the site and maintain it afterwards for a small monthly fee.

***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; as soon as it is back up. If you are unable to get to the website, contact Nancy B. 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

NEW TO THE NEIGHBORHOOD?



Send email to
CrossCreek20555@gmail.com
for a welcome packet

Cross Creek Times

Happy Valentine's 2016!



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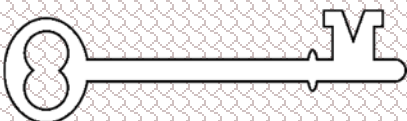
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LOCK COMBINATION

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Please make note of the brand-new email addresses for the Cross Creek Board members and staff.

Thank you for your patience while we sorted this issue out! 😊

Cross Creek HOA Board of Directors

We have formed a new "Maintenance 2016 Advisory Committee" to specifically address the maintenance and rejuvenation of CCHOA Amenities
This committee has identified specific repairs and upgrades needed for our HOA's amenities, mainly for the Rec. Center and the pool. The 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. They have obtained and are continuing to obtain quotes for the necessary work to be done.
Please join us! Send an email to maintcommittee@crosscreekhoa.org to have your name added as interested in serving your neighborhood on the committee.

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

- Close your garage doors, 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.
- 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. **To illustrate this: a homeowner's shed was burgled. The back gate was locked, but the 2 front gates were not. This was how the thieves gained entry.**
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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 at 20555 SW Rosa Rd.

March 09, 2016: *Monthly Property Standards meeting 7:00 pm
March 10, 2016: 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/rec-center-calendar or call Kevin Miller at 503-621-6063.

*Property Standards meetings may not be held as scheduled. Contact Jason Mastrantonio at 503-356-9715 the evening of to verify.

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!

PROPERTY STANDARDS REMINDER:

ATTENTION NEIGHBORS:

If your home backs up to Rosa Rd. or Rosa Drive, be advised that you are responsible for maintaining the area between your fence and the sidewalk/street. Spring is coming and so are the weeds! Please do your part to keep our neighborhood looking good!

We'd also like to thank the homeowners who have been keeping their property looking nice in keeping with the description of a high-class neighborhood!

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

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YOUR CLEANING SERVICES

Carolina Beltran
541-399-6876
Hablo Español

carolbeltran197523@yahoo.com



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Market Action Highlights:

The Real Estate Market is HOT! The Portland Metro area ended the year with the strongest December for closings (closed home sales) since 1992. Inventory (homes available for sale) decreased in December to the lowest number of homes since 1999. Prices were higher in 2015 compared to 2014—the median sale price rose from \$285,500 to \$308,000. In reviewing the sales activity of similar aged homes within the Butternut Creek and Hazeldale school boundaries listed for sale in January, there were 5 homes listed for sale—average size of 1,558 sq. ft., average list price of \$271,175. Four of those homes received offers in 10 days or less.

~Elisa Buckley~

Association Board Meeting Notes (February 11, 2016)

- Board Members Present: Tara Stewart, Kathy Copeland, Kim Colvin, Jason Mastrantonio, & Kevin Miller
Absent: Don Duncan
- Meeting was called to order at 7:04 pm. Code of Conduct reminder & quorum confirmed.
- Minutes for January 14, 2016 were unanimously approved.
- Homeowner Concerns: none

President: No report given—absent.

Vice President: Website looks good. Nancy to re-submit webmaster duties and charges.

Treasurer:

February 8, 2016 Account Balances:

Business checking: \$ 7,918.34

Money Market: \$28,045.45

Reserve: \$47,179.32

TOTAL \$83,143.11

There are 28 homeowners with outstanding balances, some have made partial payments. Delinquency balance is \$10,222.37.

Budget: Actual YTD income is \$82k. For the first time this fiscal year, actual income exceeds projections. Expenses are also under budget.

Maintenance: Kathy emailed the quotes she's received for work on the pool to the other board members. No quotes have been received on the Rec. Center yet.

Property Standards: No PIPs submitted. 4 fine letters for violations will be sent and 5 violation letters will be sent.

Secretary: Board position open. Filled by Kelli Smyth

Rec. Center/RV Lot:

2 Rec. Center rentals

The last RV Lot spot has been filled & paid for.

***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!



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Email: homes@elisabuckley.com



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Contact the board to receive your WELCOME PACKET by sending an email to:

welcome@crosscreekhoa.org

Cross Creek Times

Volume #42, Issue 03



March, 2016

Happy St. Patrick's Day 2016!



BOARD OF DIRECTORS

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503-781-6175
pres@crosscreekhoa.org

Vice President: Jason Mastrantonio
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vicepres@crosscreekhoa.org

Treasurer: Kim Colvin
509-438-8232
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Property Standards: Mark Harrington
503-880-5283
propstand@crosscreekhoa.org

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ASSOCIATION WEBSITE

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Please make note of the brand-new email addresses for the Cross Creek Board members and staff.

Thanks! Cross Creek HOA Board of Directors

Important announcement to All CCHOA Homeowners!

The annual meeting is coming up on the third Thursday of April—4/21/16. All 7 positions are coming up for re-election with 3 current board members not running again, one of whom has already resigned. Please send an email to the Vice President, Jason Mastrantonio if you're interested in serving on the board of directors for the next year (or 2 or 3), as he's heading up the nominating committee for this year's voting. If you'd like to help out on this committee, let him know that, too. Also, you'll need to show up for the regular April board meeting on 4/14/16. I'm sure he'd appreciate the help!

vicepres@crosscreekhoa.org or 503-356-9715.

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

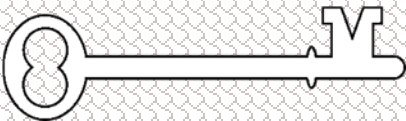
- Close your garage doors, even if you're home. If you're not actively watching your garage, thieves take these opportunities to steal your valuable items right under your nose. This is going on all around us, not just in the Cross Creek neighborhood.
- If your property is "tagged" (aka graffiti), get 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.
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- If folks are speeding on Rosa Rd. (or any other street in our association), please be sure to jot down the license plate number and any other helpful description information and report the offending vehicle to Washington County.
- 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.

Tennis & Basketball Courts

LOCK COMBINATION

March: 0970

April: 0800



ADDITIONAL CONTACT INFORMATION

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Cross Creek Calendar
LOCATION: Rec. Center at 20555 SW Rosa Rd.

April 13, 2016: *Monthly Property Standards meeting 7:00 pm
April 14, 2016: Monthly board meeting: 7:00 pm
April 21, 2016: Annual member's meeting 6:45 pm

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

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A copy of the dues increase ballot is on the CCHOA website at 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!

PROPERTY STANDARDS ALERT

ATTENTION NEIGHBORS:

With all of the heavy rains we've had, the weeds are growing crazy. Please make sure to remove the weeds from your yard, and the strip between your fence and the sidewalk or street.

We'd like to thank the homeowners who have been keeping their property looking nice in keeping with the definition of a high-class neighborhood!

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Please join us! Send an email to maintcommittee@crosscreekhoa.org to have your name added as interested in serving your neighborhood on the committee.

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Association Board Meeting Notes
(March 10, 2016)

- Board Members Present: Don Duncan, Tara Stewart, Kathy Copeland, Kim Colvin, Jason Mastrantonio, Kevin Miller, & Kelli Smyth
- Meeting was called to order at 7:01 pm & quorum confirmed.
- Minutes for February 11, 2016 were unanimously approved.
- Homeowner Concerns: none

President: Resigned after giving a draft copy of annual homeowner meeting packet.

Vice President: Discussed welcome packet & nominating committee. Volunteers were solicited for board members.

Treasurer:

March 8, 2016 Account Balances:

Business checking: \$ 8,279.74
Money Market: \$ 28,047.22
Reserve: \$ 47,182.31
TOTAL \$ 83,509.27

There are 20 homeowners with past due accounts totaling \$8,414.37. Statements were mailed to homeowners who haven't been sent to collections on 3/8/16.

14 accounts were submitted to the attorney for collection on 3/2/16. This makes a total of 15 accounts with attorney for collections. Balances of accounts with attorney total \$7,569.93

Budget: Actual YTD income is \$85k. Exceeds projections by \$4k. Actual YTD expenses total \$58k. This is under budget by almost \$9k.

Maintenance: Kathy has received a "rough" quote for hardi-plank siding replacement on the Rec. Center. Cost will be less if we have a "painting party."

Property Standards: 2 PIPs submitted & approved. Sent out 5 new letters last month, many were fixed. 1 fine letter was added. 5 lots have been fined. 3 more violation letters to go out.

Secretary: No report given.

Rec. Center: 1 rental last month. Next month there will be more. Rosa Park Condo board meeting will be held every month at the Rec. Center.

RV Lot: CCHOA trailer was sold and spot rented.

Finance & Audit Committee: Both board spending resolution and budget for 2016/2017 were submitted and board voted to approve both.

A special meeting was held on **Thursday, March 17, 2016**. The purpose of the meeting was to elect a new board member. Mark Harrington was elected to the board of directors. Jason has assumed the position of Vice President & Mark is now the Property Standards member.

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International Guitar Month April, 2016



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rv@crosscreekhoa.org

Secretary: Kelli Smyth
503-848-0154
sec@crosscreekhoa.org

STAFF MEMBERS

A/P & Payroll Bookkeeper: Nancy Brewer
ccbookkeeper@crosscreekhoa.org

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

COMMITTEE CHAIRS

Maintenance Committee:
Jerry Sherrill
503-649-8394

Finance Committee:
Kim Colvin
509-438-8232

ASSOCIATION WEBSITE

crosscreekhoa.org

email: webmstr@crosscreekhoa.org

Important Notice regarding the Cross Creek website

If you notice any issues with the site, please send an email to webmstr@crosscreekhoa.org. Please check your stored email addresses for the board in your email client if email you send out bounces back as undeliverable.

Please make note of the brand-new email addresses for the Cross Creek Board members and staff.

Thanks! Cross Creek HOA Board of Directors

ATTENTION ALL HOMEOWNERS!

Included in the annual meeting packet the board mailed out was a dues increase ballot. The ballot can also be printed out from the website. Please fill out and return the ballot by May 20th, 2016. This is very important to the upkeep and/or upgrade of our association amenities. So far, we've updated the sport courts and the pathways. Now it's time to turn our attention to the Rec. Center and the pool. The Rec. Center needs siding replaced and to keep the pool running this year, we're looking at replacing the pump. Your cooperation is greatly appreciated!

Neighborhood Watch News for April, 2016 - Be aware and be safe!

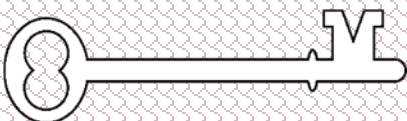
- Close your garage doors, even if you're home. If you're not actively watching your garage, thieves take these opportunities to steal your valuable items right under your nose. This is going on all around us, not just in the Cross Creek neighborhood.
- If your property is "tagged" (aka graffiti), get 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.
- Please make sure your children are in house at curfew. There were 3 teens, wearing masks on Rosa Rd. playing pranks on vehicles traveling on same. 2 of the 3 kids were caught, so that means 1 got away. If you don't know what curfew hours are, they're listed at: www.co.washington.or.us/juvenile/upload/curfew-calendar.pdf
- If folks are speeding on Rosa Rd. (or any other street in our association), please be sure to jot down the license plate number and any other helpful description information and report the offending vehicle to Washington County. Please: SLOW DOWN!!!
- 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. If you are seeing a crime *in progress*, please call 911. If you're not sure which it is, go to the Washington County website and download and print the "See Something, Say Something" flyer. www.co.washington.or.us/Sheriff/upload/See-Something-Flyer.pdf.

Tennis & Basketball Courts

LOCK COMBINATION

April: 0800

May: 3274



ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Tara Stewart 503-781-6175

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 at 20555 SW Rosa Rd.

May 11, 2016:

*Monthly Property Standards meeting

7:00 pm

May 12, 2016:

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/rec-center-calendar or call Kevin Miller at 503-621-6063.

*Property Standards meetings may not be held as scheduled. Contact Mark Harrington at 503-880-5283 the evening of to verify.



MOBILE NOTARY—\$10.00

Transit Fee \$5.00

Will come to your home or meet you at a coffee shop or ?

Richard F. Gorton

503-706-2994

rfgorton@comcast.net

Member of the National Notary Association

PROPERTY STANDARDS ALERT

ATTENTION NEIGHBORS:

With all of the heavy rains we've had, the weeds are growing crazy. Please make sure to remove the weeds from your yard, and the strip between your fence and the sidewalk or street.

We'd like to thank the homeowners who have been keeping their property looking nice in keeping with the definition of a high-class neighborhood!

We have formed a new "Maintenance 2016 Advisory Committee" to specifically address the maintenance and rejuvenation of the CCHOA amenities.

This committee has identified specific repairs and upgrades needed for our HOA's amenities, mainly for the Rec. Center and the pool. The committee will make recommendations to the homeowners and the board of directors on exactly what needs to be repaired or brought up-to-date, the costs, set the priorities, and eventually, which vendors are best suited to supply those needs. Quotes have been and will continue to be obtained for the necessary work to do be accomplished.

Please join us! Send an email to maintcommittee@crosscreekhoa.org to have your name added as interested in serving your neighborhood on the committee.

Neighborhood Service Directory

PC REPAIR AND TRAINING

Windows PCs and now Macs, too!

• Flexible hours, by appointment

• In your home

• Cross Creek resident

• Reduced rates for residents

Nancy Brewer

503-310-3274

or techsupport@bbdata.us

YOUR CLEANING SERVICES

Carolina Beltran

541-399-6876

Hablo Español



carolbeltran197523@yahoo.com

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Association Board Meeting Notes

(April 14, 2016)

• Board Members Present: Tara Stewart, Jason Mastrantonio, Kim Colvin, Kathy Copeland, Kevin Miller, & Kelli Smyth

• Meeting was called to order at 7:05 pm & quorum confirmed.

• Minutes for March 10, 2016 were tabled until the Annual Homeowner meeting.

• Homeowner Concerns: Pool.

President:

Discussed annual meeting procedures, specifically voting and welcome packet contents. Early bird training tabled.

Vice President:

Hiring lifeguards: lifeguard flyer ad, offer letters, pool administrator job description. Requested job descriptions.

Treasurer:

April 11, 2016 Account Balances:

Business checking:

\$ 4,264.24

Money Market:

\$ 10,033.20

Reserve:

\$ 65,186.42

TOTAL

\$ 79,483.86

94% of 2015-16 dues have been collected.

100% of RV lot rents have been collected.

Balances of accounts with attorney total \$7,359.27

Budget:

Actual YTD income is \$85k. Exceeds projections by \$3k. Actual YTD expenses total \$62k. This is under budget by almost \$9k. "Profit" of almost \$23,000.

Attorney advised that current collections resolution is no longer acceptable. It was suggested that we look for another HOA attorney.

Maintenance:

Light posts in RV Lot were fixed. Ants in the kitchen. Backflow testing, pool pump. Back flushing was initiated. Power was off, pump water was too far down. Pool chemicals were added. Pump is old and doesn't work without hitting it with a stick. Pool Man was called and gave a quote of \$500 for a new one. Need new solar covers for pool.

Property Standards:

3 PIPs submitted for paint, fence, & driveway. All approved. "Gentle reminder" letters are being sent out. 1 violation letter is being sent out. Property Standards Committee met and decided to send reminder letters first, then violation letters. Other discussion regarding Property Standards violations. Changes to property standards documents for annual meeting.

Secretary:

No report given.

Rec. Center:

4 rentals last month.

RV Lot:

RV Lot is full. Homeowner suggested raising RV Lot rental fees.

New Business:

Updated Collections Resolution from attorney.

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

Note that although a new board is elected at the annual meeting, the present board members will continue on until the next board meeting in May, 2016. Please be patient with the old and new board members while the transition takes place. The results will be posted on the website for those who are unable to attend the annual meeting.

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 the board to receive your WELCOME PACKET by sending an email to:

welcome@crosscreekhoa.org

Cross Creek Times

Volume #42, Issue 05



May, 2016

Feliz Cinco de Mayo 2016!



BOARD OF DIRECTORS

President: Jason Mastrantonio
Home: 503-356-9715
Cell: 503-209-9113
pres@crosscreekhoa.org

Vice President: Jim Buckley
503-333-7242
vicepres@crosscreekhoa.org

Treasurer: Kelli Smyth
503-848-0154
treas@crosscreekhoa.org

Property Standards: Mark Harrington
503-880-5283
propstand@crosscreekhoa.org

Maintenance & Pool: Ted Smyth
503-515-2643
maint@crosscreekhoa.org

Rec. Center & RV Lot: Mike Roach
503-828-7696
rc@crosscreekhoa.org
rv@crosscreekhoa.org

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503-649-8394

Finance Committee:
Kelli Smyth
503-848-0154

ASSOCIATION WEBSITE
crosscreekhoa.org
email: webmstr@crosscreekhoa.org



Please join us in welcoming the incoming 2016/2017 board members! Contact information is on the left. More information on the board members can be found on the website at crosscreekhoa.org. Remember that the board's email addresses were changed as of February, 2016. If you need any help in contacting board members via email, please send an email to webmstr@crosscreekhoa.org.



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



Contact Mike Roach for rates and to make reservations for your special event. Dates are filling up fast!

Call 503-828-7696 or email
rc@crosscreekhoa.org

Download the Rec. Center rental agreement from the website at
<http://crosscreekhoa.org/wp-content/uploads/2016/02/Rec-Center-Rental-Agreement-Form-May-2016-2-FormFormat.pdf>

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.

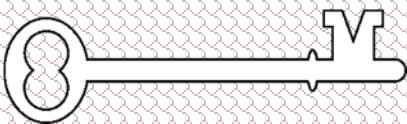
Neighborhood Watch News for May, 2016 - Be aware and be safe!

- Close your garage doors, 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), take a picture of it and send it to the Washington County Sheriff's Gang Task Force, then get rid of it immediately. 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.
- 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 good deterrent because it takes time to pick a lock. You may want to consider a security system, as well. **To illustrate this: a homeowner's shed was burgled. The back gate was locked, but the 2 front gates were not. This was how the thieves gained entry.**
- If folks are speeding on Rosa Rd. (or any other street in our association), please be sure to jot down the license plate number and any other helpful description information and report the offending vehicle to Washington County.
- 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. If you are seeing a crime *in progress*, please call 911. If you're not sure which it is, go to the Washington County website and download and print the "See Something, Say Something" flyer. www.co.washington.or.us/Sheriff/upload/See-Something-Flyer.pdf. This flyer has more detail.

Tennis & Basketball Courts LOCK COMBINATION

May: 3274

June: 5724



ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Jason Mastrantonio 503-356-9715 (home)
503-209-9113 (cell)

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 at 20555 SW Rosa Rd.

June 08, 2016: *Monthly Property Standards meeting 7:00 pm
June 09, 2016: Monthly board meeting: 7:00 pm
June 13, 2016: Rosa Park HOA Board Meeting 6:30 pm

For more information on other Rec. Center calendar activities & rentals, go to the CCHOA website at www.crosscreekhoa.org/rec-center-calendar or call Mike Roach at 503-828-7696.

*Property Standards meetings may not be held as scheduled. Contact Mark Harrington at 503-880-5283 the evening of to verify.



MOBILE NOTARY—\$10.00
Transit Fee \$5.00

Will come to your home or meet you at a coffee shop or ?

Richard F. Gorton
503-706-2994

rfgorton@comcast.net

Member of the National Notary Association

PROPERTY STANDARDS ALERT

ATTENTION NEIGHBORS:

Spring is here and summer is right around the corner. Many homeowners are doing a marvelous job in cleaning up their yards. However, some still need work. Please be courteous of your neighbors, especially when weeds and such are growing on your property lines. Clean them up so both you and your neighbor can have that peace of mind. Also, please be aware that the county does not maintain the sidewalks or spaces between your fence and the street. Those spaces are your responsibility. Weeds growing in the sidewalk, left unattended, lead to cracks and buckling, which in turn lead to safety hazards for our neighbors walking. This puts you at risk for being liable for personal injury claims. It takes a community to be successful. Let's work together so that our community is a showcase we can be proud of. If you have any questions or concerns regarding Property Standards, please contact Mark Harrington at 503-880-5283 or send an email to propstand@crosscreekhoa.org.

Neighborhood Service Directory

Babysitters Available!

If you are looking for a summer babysitter, my daughters are 15 and 13. Both are reliable and responsible. Either would be available on the weekends and/or during the summer. References available upon request. Call 503-336-3331 or email Jeannie Horton at goforarun.jeannie@gmail.com

PC REPAIR AND TRAINING

Windows PCs and now Macs, too!

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

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

YOUR CLEANING SERVICES

Carolina Beltran
541-399-6876
Hablo Español

carolbeltran197523@yahoo.com

There is NO FEE to place your ad in the Times. Email the Cross Creek Times Editor at ccetimeseditor@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 (May 12, 2016)

- Board Members Present: Jason Mastrantonio, Jim Buckley, Kelli Smyth, Mike Roach, Mark Harrington, Ted Smyth & Steve Keller (exiting members attended: Tara Stewart, Kim Colvin & Kevin Miller)
- Meeting was called to order at 7:02 pm & quorum confirmed.
- Minutes for annual homeowner's meeting were tabled until next regular meeting.
- Homeowner Concerns: None voiced.
- Board voted incoming members into their respective positions and distributed term lengths. Information is on the website.

President: See maintenance report

Vice President: None given.

Treasurer: report given by exiting board member, Kim Colvin

May 9, 2016 Account Balances:

Business checking:	\$ 4,236.79
Money Market:	\$ 10,033.81
<u>Reserve:</u>	<u>\$ 65,190.73</u>
TOTAL	\$ 79,461.33

Billing: We've collected around 95% of the 2015-2016 HOA dues.

We've collected 100% of the 2015-2016 RV Lot rentals!

Arrears: 17 accounts are past due totaling \$7,877.52 including FC and \$250 in property standard fines. FC have been assessed on all past due accounts.

All but four past due accounts have been sent for collection.

One makes regular monthly payments (sent statement asking that full payment be submitted by May 31st), two are property standard fines and the fourth is the property management company for Rosa Park Condominiums (past due for May).

Outstanding balances for 13 accounts in collections total \$7,144.91 including FC and \$100 in property standards fines.

Budget: Actual YTD income is \$87K. This exceeds projections by \$4K.

Anticipate collecting approximately \$900 in income before fiscal year end.

Actual YTD expenses total \$64K. This is under budget by almost \$11K.

Anticipate incurring another \$2,600 in expenses including the pool pump replacement, monthly payment to landscapers and various other monthly bills.

Operating at a profit of just over \$23K.

Maintenance: Pool pump has been replaced with a new one and the old one stored in the HOA shed for future rebuild. Landscaper contract is under review.

Property Standards: 40 "friendly reminder" letters were sent out in April. Since then, there has been a noticeable improvement in many of the lots. The end of May will bring about another walk-through of the neighborhood to determine whether violation and/or fine letters need to be sent out.

Secretary: None given.

Rec. Center: 6 rentals were made in the months of April/May (including the 2 reported at the annual meeting). The Rec. Center rental agreement needs to be updated to reflect pricing and other changes made by the board.

RV Lot: RV Lot is still full, but there may be 2 openings coming up

***Please note that the above is a very brief synopsis of the monthly minutes. After approval at the next scheduled board meeting, the official meeting minutes will be available on the website at 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 the board to receive your **WELCOME PACKET** by sending an email to:

welcome@crosscreekhoa.org

Cross Creek Times



Volume #42, Issue 06

June, 2016

June, 2016!



BOARD OF DIRECTORS

President: Jason Mastrantonio

Home: 503-356-9715

Cell: 503-209-9113

pres@crosscreekhoa.org

Vice President: Jim Buckley

503-333-7242

vicepres@crosscreekhoa.org

Treasurer: Kelli Smyth

503-848-0154

treas@crosscreekhoa.org

Property Standards: Mark Harrington

503-880-5283

propstand@crosscreekhoa.org

Maintenance & Pool: Ted Smyth

503-515-2643

maint@crosscreekhoa.org

Rec. Center & RV Lot: Mike Roach

503-828-7696

rc@crosscreekhoa.org

rv@crosscreekhoa.org

Secretary: Steve Keller

Home: 503-805-1471

Cell: 971-724-6429

sec@crosscreekhoa.org

STAFF MEMBERS

Bookkeeper: Nancy Brewer

ccbookkeeper@crosscreekhoa.org

CC Times Editor: Nancy Brewer

503-310-3274

cctimeseditor@crosscreekhoa.org

COMMITTEE CHAIRS

Maintenance Committee:

Jerry Sherrill (landscaping issues only)

503-649-8394

ASSOCIATION WEBSITE

crosscreekhoa.org

email: webmstr@crosscreekhoa.org

* The website is in a state of flux. If you have any suggestions, improve-
* ments, or corrections, please send an email to webmstr@crosscreekhoa.org.
* *****

Pool News

Early bird adult swim is available, starting June 18, from 5-10 am, unless swim lessons are occurring, then it's 5-8 am. If interested, contact Mike Roach at ro@crosscreekhoa.org or call 503-828-7696.

We are happy to announce that introductory and beginner level swim lessons will be offered this summer!

PROPERTY STANDARDS NOTICE!

Yard of the Month Recognition
Do you see a beautiful yard? Has a neighbor put a lot of effort into making their yard into a showplace, a paradise, an Eden? Then snap a picture and nominate your neighbor by posting it on our Facebook page at <https://www.facebook.com/groups/1579518452332682/>. If you don't have a Facebook account, or are not a member of the Cross Creek HOA 97078 group, you can set up an account, or send your picture to Mark Harrington so he can post it to the Facebook page. The monthly winner will be chosen from those nominated and featured on the Facebook page. Let's come together as a community and shine for each other.

Help a Neighbor Program
Many of our neighbors in our amazing community have trouble keeping up with the basics such as lawn mowing, weeding and general upkeep of their yards. Whether it is due to the issues of getting older, illness or some major life crisis. This program is being relaunched because it is better for the soul to lend a hand than to point a finger. If you are willing to take a 1/2 hour to an hour out of your day a couple times a month, or if you are one of those you need help please contact Mark Harrington, the Property Standards Chair at propstand@crosscreekhoa.org. Let's help each other out and be a community!

Rec. Center Exterior Improvement Committee

is holding a meeting at the Rec. Center on June 23, 2016 at 7:00 pm to address the repairs desperately needed for the Rec. Center. Hope to see you there!
If you're interested in having input, please show up or contact Ted Smyth at maint@crosscreekhoa.org or 503-515-2643.

*** ADDITIONAL CONTACT INFORMATION ***

ASSOCIATION EMERGENCY:

- Jason Mastrantonio 503-356-9715 (home)
503-209-9113 (cell)

NON-EMERGENCY SERVICES:

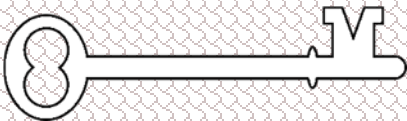
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- PGE - To report power outages: 503-464-7777
- Tualatin Valley Water District: 503-642-1511

Tennis & Basketball Courts

LOCK COMBINATION

June: 5724

July: 1593



Cross Creek Calendar
LOCATION: Rec. Center at 20555 SW Rosa Rd.

June 18, 2016	Pool opens!	12:00 pm—6:00 pm
June 23, 2016	Rec. Center Exterior Improvement Committee	7:00 pm—8:00 pm
July 13, 2016:	*Monthly Property Standards meeting	7:00 pm—8:00 pm
July 14, 2016:	Monthly board meeting:	7:00 pm—8:30 pm
July 11, 2016:	Rosa Park HOA Board Meeting	6:30 pm—9:00 pm

For more information on other Rec. Center calendar activities & rentals, go to the CCHOA website at www.crosscreekhoa.org/rec-center-calendar or call Mike Roach at 503-828-7696.

*Property Standards meetings may not be held as scheduled. Contact Mark Harrington at 503-880-5283 the evening of to verify.



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Association Board Meeting Notes (June 09, 2016)

- Board Members Present: Jason Mastrantonio, Jim Buckley, Kelli Smyth, Mike Roach, Mark Harrington, Ted Smyth & Steve Keller.
- Meeting was called to order at 7:00 pm & quorum confirmed.
- Minutes for May board meeting were unanimously approved.
- Homeowner Concerns: none voiced.

President: Jason Mastrantonio— 4 homeowners not on the board (Derek Burns, Beverly Snapp, and Dwayne & Jill Eklund) counted the votes. 161 yes votes and 39 no votes were counted for a total of 200 votes. The \$120 increase passed unanimously. 95 votes were for \$120, 24 for \$100, & 42 for \$80. Motion made by Kelli S. seconded by Mike R. to raise the dues from \$240/year to \$360/year.

Pool has been pressure washed, water cleaned, chemicals administered, and the temperature is optimal. The Buckleys, Mastrantonios, Harringtons, & Ted Smyth all volunteered time to get this job done. This week rails are to be installed.

Vice President: Jim Buckley—4 persons have signed on to be full-time lifeguards. There are 2 that have expressed interest, but haven't followed through. We need 6-8 full-time lifeguards to fill the available time slots. Craigslist charges \$35 to post a job opening, however, we're going to contact them and see if they'll waive the fee since we're a non-profit.

Treasurer: Kelli Smyth

June 9, 2016 Account Balances:

Business checking:	\$ 5,769.74
Money Market:	\$ 10,034.48
Reserve:	\$65,195.14
TOTAL	\$80,999.36

Billing: We've collected around 95% of the 2015-2016 HOA dues.

We've collected 100% of the 2015-2016 RV Lot rents!

Arrears: 17 accounts are past due totaling \$6,955.37 including FC and \$250 in property standard fines. FC have been assessed on all past due accounts.

All but three past due accounts have been sent for collection. Two are property standards fines.

Outstanding balances for 13 accounts in collections total \$6,955.37 including FC and \$100 in property standards fines.

The dues & RV Lot invoices will be mailed out in mid-June.

Maintenance: Ted Smyth—Landscapers and board met. Since the landscapers had not been performing to the contract, they will go through Rosa Rd. and remove weeds on the road from fence to fence, plus apply bark dust at the Rec. Center. Need a new BBQ for the Rec. Center. Board unanimously voted to purchase a new BBQ for the Rec. Center not to exceed \$200. Tree behind tennis court needs to be removed. Board voted to hire a handyman, not to exceed \$20/hr.

Property Standards: 1 PIP for a shed and 1 for a new roof. Both approved. As a result of the previous 42 "reminder" letters that were sent, 10 Friendly reminder letters, 3 violation letters will be sent.

Secretary: Steve Keller—none given.

Rec. Center: Mike Roach—Board unanimously voted to hire an Eco-friendly pest control company to eradicate all pests (spiders, ants, etc.) not to exceed \$1,435 annually. Board received several quotes and accepted the median range quote. 2 Rentals from last month to this.

RV Lot: Vehicle ID forms will be sent out with the RV Lot Fees Invoice. To maintain the overgrowth in the RV Lot, the board approved unanimously to rent a 2nd yard debris can from Aloha Garbage. Lot is full, 5 on waiting list.

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



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Contact the board to receive your WELCOME PACKET by sending an email to:

welcome@crosscreekhoa.org

Cross Creek Times

Volume #42, Issue 07



July, 2016

Happy 4 of July, 2016!



BOARD OF DIRECTORS

President: Jason Mastrantonio
Home: 503-356-9715
Cell: 503-209-9113
pres@crosscreekhoa.org

Vice President: Jim Buckley
503-333-7242
vicepres@crosscreekhoa.org

Treasurer: Kelli Smyth
503-848-0154
treas@crosscreekhoa.org

Property Standards: Mark Harrington
503-880-5283
propstand@crosscreekhoa.org

Maintenance & Pool: Ted Smyth
503-515-2643
maint@crosscreekhoa.org

Rec. Center & RV Lot: Mike Roach
503-828-7696
rc@crosscreekhoa.org
rv@crosscreekhoa.org

Secretary: Steve Keller
Home: 503-805-1471
Cell: 971-724-6429
sec@crosscreekhoa.org

STAFF MEMBERS

Bookkeeper: Nancy Brewer
ccbookkeeper@crosscreekhoa.org

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

COMMITTEE CHAIRS

Maintenance Committee:
Ted Smyth (all other maintenance issues)
Jerry Sherrill (landscaping issues only)
503-649-8394

ASSOCIATION WEBSITE

crosscreekhoa.org
email: webmstr@crosscreekhoa.org

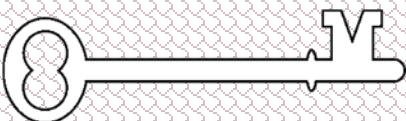
Tennis & Basketball Courts

LOCK COMBINATIONS

July: 1593

August: 9547

September: 0886



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* from time to time. If you have any suggestions, improvements, or corrections, please
* send an email to webmstr@crosscreekhoa.org. I also make news posts from time to
* time. Please check the website often for the latest updates.

Pool News

* Early bird adult swim is still available, from 5-10 am, unless swim lessons are occur-
* ring, then it's 5-8 am. If interested, contact Mike Roach at ro@crosscreekhoa.org or
* call 503-828-7696.

National Night Out

Join us on Aug. 2, 2016 for ~~DESSERT~~ at the Rec. Center!

National Night Out is an annual community event designed to heighten crime and drug prevention awareness, strengthen neighborhood spirit, and expand police/community partnerships.

This year's theme: "Lights On, Lock Up."

August 2, 2016 is this year's National Night Out. Please join us at the Rec. Center from 7:00 pm to 8:30 pm to meet law enforcement officers and maybe even their K-9 companions. Learn all about neighborhood safety, crime prevention, and drug prevention awareness, plus graffiti eradication.

Please also bring your own dessert to share with others.

Annual Cross Creek Neighborhood Garage Sale

This year's neighborhood garage sale will be held August 12-14, 2016. Please call or text Pamela Collson at 503-680-8886 for more information.

THANKS TO OUR BOARD & HOMEOWNER VOLUNTEERS!!!

In keeping with being fiscally responsible with HOA funds, 4 board members—Ted Smyth, Mark Harrington, Jason Mastrantonio, Steve Keller and other homeowners (names were not mentioned in the meeting) have put in approximately 60 man-hours last month fixing sprinklers, getting the pool ready, fixing CCHOA equipment, and generally taking care of things around the association. Thank you all!

ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Jason Mastrantonio 503-356-9715 (home)
503-209-9113 (cell)

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 at 20555 SW Rosa Rd.

August 02, 2016	National Night Out Event	7:00 pm—8:30 pm
August 08, 2016:	Rosa Park HOA Board Meeting	6:30 pm—9:00 pm
August 10, 2016:	*Monthly Property Standards meeting	7:00 pm—8:00 pm
August 11, 2016:	Monthly CCHOA Board meeting	7:00 pm—8:30 pm

For more information on other Rec. Center calendar activities & rentals, go to the CCHOA website at www.crosscreekhoa.org/rec-center-calendar or call Mike Roach at 503-828-7696.

*Property Standards meetings may not be held as scheduled. Contact Mark Harrington at 503-880-5283 the evening of to verify.



MOBILE NOTARY—\$10.00
Transit Fee \$5.00

Will come to your home or meet you at a coffee shop or ?

Richard F. Gorton
503-706-2994
rfgorton@comcast.net
Member of the National Notary Association

Neighborhood Service Directory

Babysitters Available!

If you are looking for a summer babysitter, my daughters are 15 and 13. Both are reliable and responsible. Either would be available on the weekends and/or during the summer. References available upon request. Call 503-336-3331 or email Jeannie Horton at goforarun.jeannie@gmail.com

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Association Board Meeting Notes (July 14, 2016)

- Board Members Present: Jim Buckley, Kelli Smyth, Mike Roach, Mark Harrington, Ted Smyth & Steve Keller.
- Board members absent: Jason Mastrantonio
- Meeting was called to order at 7:00 pm & quorum confirmed.
- Minutes for June, 2016 board meeting were unanimously approved.
- Homeowner Concerns: 2 homeowners stepped forward about some homeowners who don't maintain property, never have. Homeowner voiced concern about recent dues increase. Read Article 9, section B. Wanted clarification of how the increase was figured. He thinks the CC&Rs were not followed. Board is still checking with attorney regarding this issue. Jason to contact the homeowner.

President: Jason Mastrantonio—absent. Report given by **Jim Buckley**. Pool opening went smoothly. 2 things identified as issues at Wa. Co inspection. 1 was The ph of pool was off. Issue was corrected immediately. Perimeter of pool, gap in fence gate needs to be narrow. Fence is 40 years old and needs to be replaced.

Vice President: Jim Buckley—Tracking board and homeowner volunteer hours and so far, 32 hours has been logged. At least another 32 hours haven't been logged making a total savings of approximately \$2,000. Pool opened on time. 5 lifeguards (regular) and 1 lifeguard (very part-time). Everything is scheduled through the end of July. Morgan Smyth manned the desk on July 6th, so the pool was able to be open for a few hours, although shortened. 38 children have been through the swim lesson program. While we don't have intermediate swim lessons this year, there is an opportunity to offer them next year.

Treasurer: Kelli Smyth

July 10, 2016 Account Balances:

Business checking:	\$ 22,360.22
Money Market:	\$ 10,035.13
Reserve:	\$ 65,199.41
TOTAL	\$ 97,594.76

Billing: Approximately 21% of the 2016-2017 HOA dues have been collected.

Approximately 29% of the 2016-2017 RV Lot rents have been collected.

Arrears: 13 accounts are past due and in collections totaling \$6,941.45. Rosa Park Condos are current through July.

Debit card purchases totaling \$604.29 in June. New BBQ purchased, sprinkler supplies, Craigslist job posting, office supplies, shelving unit.

One check was returned insufficient funds. She wants an insufficient funds clause put on the rental agreement for \$25. Mark motioned to do this. Motion passed unanimously.

Maintenance: Ted Smyth—Handyman has not been hired yet. Since NLS contract is up in September, he'll revisit at that point. He will be creating a list of things that can be accomplished with volunteer work. 5 trees needs to be cut down and removed soon. The board voted to hire an arborist to remove the trees if the bid is \$2,600 or less.

Maintenance Committee: Ted Smyth—Exterior repairs needed: 500 lineal feet of siding, including shake siding, replace the secondary front door and one of the back sliding glass doors with a window that can be opened to allow air flow. Update the venting on the roof. Looking at getting bids from 6-7 contractors starting next month.

Property Standards: 5 PIPs submitted and approved. 7 friendly reminder letters, 2 violation letters & 1 fine letters.

Rec. Center: Mike Roach—5 rentals totaling \$420. Ant problem has been greatly reduced. Pest control company is retained on a monthly basis and will be spraying again as ants aren't completely gone.

RV Lot: Mike Roach—The lot is full. There are 5 on the waiting list. 17 of the 37 forms that were sent out have been returned.

Unfinished business: Neighborhood garage sale slated for 12-14th of August. Kelli will print up maps and assist in erecting signs. Attorney regarding Property Standards Fines.

New business: Aug. 2nd is National Night Out is first Tuesday of the month of August. HOA to provide some desserts. Please also bring a dessert to share. Nancy to facilitate the event.

Meeting adjourned at 8:52 pm.

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

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Elisa Buckley - Broker
RE/MAX equity group

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



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Cross Creek Times

Volume #42, Issue 08



August, 2016

August, 2016—Dog Days of Summer!



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* time to time. Please check the website often for the latest updates.

Pool News

* The pool will be closing September 25th, 2016.
* Early bird swimmers, please be careful of the pool cover.
* The pool will be open for 2 additional weeks this year! The pool will close on September
* 25, 2016. For these 2 weeks, it will be open on Saturday and Sunday only.



School News

School will be starting after Labor Day,
September 05, 2016.

Please make note of this and adjust your morning travel schedule ac-
cordingly. Start out at least 1/2 hour earlier. That way the "need to
speed" to get to work or appointments on time will be relieved.

School busses and children will be out and traffic will be
worse during the school year due to extra traffic on the
roads. Please do not speed! Our children are our future!

RV Lot Information

While we have been allowing utility trailers in the RV Lot, please note that you absolutely
cannot store trash in or on them! If you haven't turned in your paperwork and payment, please
do so now. The RV Lot fees are "DUE ON RECEIPT." Thank you for your prompt attention!

THANKS TO OUR BOARD & HOMEOWNER VOLUNTEERS!!!

In keeping with being fiscally responsible with HOA funds,
4 board members—Ted Smyth, Mark Harrington, Jason
Mastrantonio, Steve Keller and other non-board mem-
bers have put in approximately 53 man-hours in July &
August, fixing sprinklers, getting the pool ready, fixing
CCHOA equipment, and generally taking care of things
around the association. Thank you all!

*** ADDITIONAL CONTACT INFORMATION ***

ASSOCIATION EMERGENCY:

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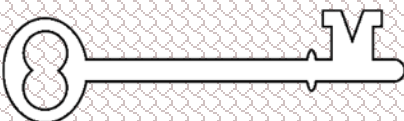
Tennis & Basketball Courts

LOCK COMBINATIONS

August: 9547

September: 0886

November: 0111



Cross Creek Calendar
LOCATION: Rec. Center at 20555 SW Rosa Rd.

September 12, 2016: Rosa Park HOA Board Meeting 6:30 pm—9:00 pm
September 07, 2016: **Monthly Property Standards meeting 7:00 pm—8:00 pm
September 08, 2016: Monthly CCHOA Board meeting 7:00 pm—8:30 pm

For more information on other Rec. Center calendar activities & rentals, go to the CCHOA website at www.crosscreekhoa.org/rec-center-calendar or call Mike Roach at 503-828-7696.

*Property Standards meetings may not be held as scheduled. Contact Mark Harrington at 503-880-5283 the evening of to verify. **Note that September's Property Standards Meeting date has changed to the prior Wednesday.



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Transit Fee \$5.00

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Association Board Meeting Notes (August 11, 2016)

- Board Members Present: Jim Buckley, Kelli Smyth, Mike Roach, Ted Smyth & Steve Keller.
- Board members absent: Jason Mastrantonio, Mark Harrington
- Staff members present: Nancy Brewer
- Meeting was called to order at 7:05 pm & quorum confirmed.
- Minutes for July, 2016 board meeting were unanimously approved.

• Homeowner Concerns:

- *Landscaper crew from NLS was the first time out there. Wasps are in the ground where they needed to mow. One person got stung. Garbage cans were emptied today.
- *Jerry contacted the county and asked about possibly powering the speed sign from the Rec. Center so that it could be placed there permanently and asked the board to consider it. Board voted to appoint Jerry Sherrill to look into this as a fact-finding venture.
- *Concrete blocks from a lot owner have been left on common property.
- *The Property Standards Committee has not been meeting.

President: Jason Mastrantonio—absent. Report given by **Jim Buckley**. Jim Snapp, Jim Mazzocco, and Jason Mastrantonio took down the dead trees in the association.

Vice President: Jim Buckley—Lifeguards: Working environment is more positive this year than previous years. There were 3 times that volunteers needed to cover the desk when lifeguards weren't available. Swim lessons were successful., ending 7/23/16. Issues with pool cover are that a board broke and a wheel is not correctly attached to the roller. Volunteer hours are 53 recorded man-hours, however, he believes that more have been donated due to some people not wanting recognition.

National Night Out Event: Sheriff didn't show up until 8:15 pm, then there were 5 there. Turnout wasn't as good as it could have been. Historically, NNO has been celebrated with a BBQ dinner & dessert and was much more successful. Next year a BBQ will happen and the event will start at 5:30 pm.

Treasurer: Kelli Smyth

August 11, 2016 Account Balances:

Business checking:	\$ 38,877.24
Money Market:	\$ 10,035.80
Reserve:	\$ 65,203.82
TOTAL	\$ 114,116.86

Billing: Approximately 41% of the 2016-2017 HOA dues have been collected.

Approximately 81% of the 2016-2017 RV Lot rents have been collected.

Arrears: 12 accounts are past due and in collections totaling \$7,023.09, including finance charges and \$150 Property Standards fines. One lot in collections is pending sale and the past due amount has been communicated with the title company.

Debit card purchases: None for July.

1 returned check item incurred a \$10 fee and 1 additional item is anticipated.

She's made an appointment with the attorney on the 24th, via conference call.

Maintenance: Ted Smyth—Rec. Center hot water heater needed to be replaced and was done. Volunteers drained it and disconnected it, saving 2 hours of plumber labor time. 4 dead trees were cut down. The remaining tree that volunteers couldn't get and brush hauling totaled \$1,400 for a huge savings! Common area garbage cans were finally emptied today.

Property Standards: Report given by Mike Roach. 4 PIPs submitted and 3 were approved. 1 was tabled pending further discussion. 1 violation letter was sent, 3 PIP approval letters were sent, and 2 friendly reminder letters were sent.

Rec. Center: Mike Roach—He doesn't hang on to the checks any more due to timing issues. So, they go directly to Kelli for processing. There are 2 rentals coming up. 1 rental with pool will happen after school starts.

RV Lot: Mike Roach—One slot in the RV Lot was vacated, so one spot is open. There are 5 homeowners on the waiting list and Mike will contact the next in line.

New business: Board voted to keep the pool open 2 weeks later—on weekends only—Saturday and Sunday.

Meeting adjourned at 8:19 pm.

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ELISA BUCKLEY
Broker at RE/MAX equity group
Licensed in Oregon #201214760

503-705-1405 cell/text

www.ElisaBuckley.com

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Cross Creek Times

Volume #42, Issue 08



August, 2016

September, 2016—Autumn arrives



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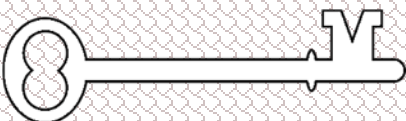
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* Pool News *
* The pool is now closed. *

School News



School started after Labor Day,
September 05, 2016.

Please make sure you're aware of this and adjust
your morning travel schedule accordingly. Start
out at least 1/2 hour or even 45 minutes earlier.

That way the "need to speed" to get to work or appointments on time will
be relieved.

School busses and children are out and traffic is worse dur-
ing the school year due to extra traffic on the roads. Please
do not speed! Our children are our future!

RV Lot Information

The board has decided that trailers will no longer be allowed on the RV Lot. If you
haven't turned in your paperwork and payment, please do so now. The RV Lot fees
are "DUE ON RECEIPT." Please pay now. Thank you for your prompt attention!

THANKS TO OUR BOARD AND HOMEOWNER VOLUNTEERS!!!

2 of the HOA bridges were stained with the help
of our wonderful volunteers. Thanks so much!!!
We still need one more stained, so if you'd be
willing to help, please contact Ted Smyth at
maint@crosscreekhoa.org or 503-515-2643.

ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

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Cross Creek Calendar
LOCATION: Rec. Center at 20555 SW Rosa Rd.

October 10, 2016: Rosa Park HOA Board Meeting 6:30 pm—9:00 pm
October 12, 2016: **Monthly Property Standards meeting 7:00 pm—8:00 pm
October 13, 2016: Monthly CCHOA Board meeting 7:00 pm—8:30 pm

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- Major income increased or decreased?
- Birth of a child?



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Association Board Meeting Notes (September 08, 2016)

- Board Members Present: Jason Mastrantonio, Jim Buckley, Kelli Smyth, Mark Harrington, Mike Roach, Ted Smyth & Steve Keller.
- Board members absent: None
- Staff members present: None, due to illness.
- Meeting was called to order at 7:05 pm & quorum confirmed.
- Minutes for August, 2016 board meeting were unanimously approved.
- **Homeowner Comments:**
*The portable speed limit warning signs were obtained from the Washington County Neighborhood Street Program. Several will be placed in and around the HOA. Permission was also received from Wa. Co. to maintain permanent speed posting signs on Rosa Rd. These machines collect data on the number of vehicles traveling on Rosa Rd. & the average speed limit.

President: Jason Mastrantonio—Jason, Jim, & Kelli had a conference call with Vial Fotheringham lawyer to complete discussion on the new HOA collections policy. Kelli motioned, Mike seconded to accept the new policy. Motion was passed unanimously. The policy will go into effect after it has notarized and recorded by Washington County. A copy of the new policy will be mailed to each homeowner in September or October Jim motioned, Mark seconded to rescind the current collections policy and unanimously approved.

Vice President: Jim Buckley—Pool was closed a few days this summer due to non-attendance and inclement weather. The pool remained open for 2 additional weekends, closing after September 18, 2016.

Treasurer: Kelli Smyth
August 11, 2016 Account Balances:

Business checking:	\$ 37,298.52
Money Market:	\$ 10,036.48
Reserve:	\$ 65,208.23
TOTAL	\$ 112,543.23

Billing: Approximately 45% of the 2016-2017 HOA dues have been collected.

Approximately 84% of the 2016-2017 RV Lot rents have been collected.

Arrears: 13 accounts are past due with 12 in collections totaling \$6,789.29, including finance charges and \$150 Property Standards fines.

Debit card purchases: \$269.48 for bridge stain supplies & lunch for volunteers.

Maintenance: Ted Smyth—2 of the bridges were stained using volunteers. One more bridge is still in need of staining. Volunteers will be solicited to assist to save the association cost. Ted motioned, Mark seconded to hire a handy-man to remove overgrown bushes and other growth in “no man’s land”, amount not to exceed \$1,500. Motion passed unanimously.

Property Standards: Mark Harrington—8 friendly reminder letters were sent. 1 violation and 1 fine letter have been sent.

Rec. Center: Mike Roach—1 rental has been scheduled for 9/10/16 with no exclusive pool usage. No other rentals have been scheduled at this time.

RV Lot: Mike Roach—Since trailers have had trash on them and complaints made, trailers will no longer be allowed in the RV Lot. Current renters with trailers have been asked to remove them. Contact was made to renters who have not paid and have no current vehicle ID registration. Weeds in the lot need to be removed and landscaper has been contacted to rectify the situation.

Old business: To follow up on the previous concern regarding the legality of the way homeowner dues were raised in June. The board discussed this with the association attorney and the process was found to be legitimate and accurate.

Meeting adjourned at 8:50 pm. Next meeting scheduled for October 13, 2016

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Cross Creek Times



Volume #42, Issue 10

October, 2016

October, 2016—Happy Spooky Halloween!



BOARD OF DIRECTORS

President: Jason Mastrantonio

Home: 503-356-9715

Cell: 503-209-9113

pres@crosscreekhoa.org

Vice President: Jim Buckley

503-333-7242

vicepres@crosscreekhoa.org

Treasurer: Kelli Smyth

503-848-0154

treas@crosscreekhoa.org

Property Standards: Mark Harrington

503-880-5283

propstand@crosscreekhoa.org

Maintenance & Pool: Ted Smyth

503-515-2643

maint@crosscreekhoa.org

Rec. Center & RV Lot: Mike Roach

503-828-7696

rc@crosscreekhoa.org

rv@crosscreekhoa.org

Secretary: Steve Keller

Home: 503-805-1471

Cell: 971-724-6429

sec@crosscreekhoa.org

STAFF MEMBERS

Bookkeeper: Nancy Brewer

ccbookkeeper@crosscreekhoa.org

CC Times Editor: Nancy Brewer

503-310-3274

cctimeseditor@crosscreekhoa.org

COMMITTEE CHAIRS

Maintenance Committee:

Ted Smyth (all other maintenance issues)

ASSOCIATION WEBSITE

crosscreekhoa.org

email: webmstr@crosscreekhoa.org

* The website is no longer in a large state of flux,
* although there will be relatively minor changes and
* additions from time to time. This month, the format was changed to be
* more user-friendly with the menus. If you have any suggestions, improve-
* ments, or corrections, please send an email to webmstr@crosscreekhoa.org.
* I also make news posts fairly frequently. Please check the website often for
* the latest updates.



Thanks to this month's volunteer,

Justin Price!



Property Standards Reminder:

- **IMPORTANT!**
BEFORE starting on any work to **modify** anything on or add any-
thing to your property, be sure to submit a PIP (Property Improve-
ment Proposal) and get board approval first. If you don't, you may be
required to undo what you've already done, which can be expensive.
Also, be sure to check whether you need to obtain any Washington
County required permits. For example, to widen your driveway re-
quires board approval. To widen the apron requires a county permit
as well as board approval. The PIP can be obtained from the website
as a printable download. The link is: [http://crosscreekhoa.org/wp-
content/uploads/2016/02/PIP_2016.pdf](http://crosscreekhoa.org/wp-content/uploads/2016/02/PIP_2016.pdf)
- The area known as "No Man's Land" is NOT a dumping
ground for yard debris, concrete, dog feces or any other
garbage. This is supposed to be a wetland. Please respect this
and keep it clear.

RV Lot Information

The board has decided that trailers will no longer be allowed on the RV Lot.
If you haven't turned in your paperwork and payment, please do so now. The
RV Lot fees are "DUE ON
RECEIPT." Please pay now. Thank you for your prompt attention!

ADDITIONAL CONTACT INFORMATION

ASSOCIATION EMERGENCY:

- Jason Mastrantonio 503-356-9715 (home)
503-209-9113 (cell)

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

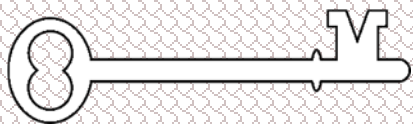
Tennis & Basketball Courts

LOCK COMBINATIONS

November: 0111

December: 1225

January: 0970



Cross Creek Calendar
LOCATION: Recreation Center at 20555 SW Rosa Rd.

November 14, 2016: Rosa Park HOA Board Meeting 6:30 pm—9:00 pm
November 09, 2016: **Monthly Property Standards meeting 7:00 pm—8:00 pm
November 10, 2016: Monthly CCHOA Board meeting 7:00 pm—8:30 pm

For more information on other Rec. Center calendar activities & rentals, go to the CCHOA website at www.crosscreekhoa.org/rec-center-calendar or call Mike Roach at 503-828-7696.

*Note that Property Standards meetings may not be held as scheduled. Contact Mark Harrington at 503-880-5283 the evening of to verify.



MOBILE NOTARY—\$10.00
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Contact Nancy Brewer
503-310-3274
or techsupport@bbdata.us

YOUR CLEANING SERVICES

Carolina Beltran
541-399-6876

Hablo Español



carolbeltran197523@yahoo.com

In 2016, have you...

- Moved for work?
- Bought or sold a home?
- Started a business?
- Major income increased or decreased?
- Birth of a child?



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

Association Board Meeting Notes (October 13, 2016)

- Board Members Present: Jason Mastrantonio, Jim Buckley, Kelli Smyth, Ted Smyth & Steve Keller.
- Board members absent: Mark Harrington (ill) & Mike Roach
- Staff members present: Nancy Brewer.
- Meeting was called to order at 7:04 pm and quorum confirmed.
- **Homeowner Comments:**
None

President: Jason Mastrantonio—PIPs and the lack of homeowners submitting them; Property Standards violations, fines & Resolution were discussed. The pool cover for the winter went smoothly. He's been keeping the pool chlorinated for non-use standards. Pool needs a small repair for a leak, not to exceed \$200. Since this falls under the spending purview for Maintenance, no motion was made to vote.

Vice President: Jim Buckley—All but 1 of the lifeguards have returned their keys.

Treasurer: Kelli Smyth

October 11, 2016 Account Balances:

Business checking:	\$ 39,629.19
Money Market:	\$ 10,037.13
Reserve:	\$ 65,212.50
TOTAL	\$ 114,878.82

Billing: Approximately 57% of the 2016-2017 HOA dues have been collected. Approximately 94% of the 2016-2017 RV Lot rents have been collected. Arrears: 13 accounts are past due with 12 in collections totaling \$6,755.37, including finance charges and \$150 Property Standards fines.

Debit card purchases: 1 in September for \$52.98 for envelopes to mail collections resolution.

Later this week all residents will be receiving a copy of the new collection resolution adopted at the September 8, 2016 HOA board meeting.

Kelli motioned, Jim seconded that lot 122's debt be written off due to the length of time that monies have been owed on the property. The property will be officially foreclosed upon, at which time, the debt will be written off. Motion passed unanimously

Maintenance: Ted Smyth—The furnace is old and has been repaired many, many times. It's time to look at getting a new one. "No Man's Land has been mowed, sprayed & some trees were removed. The other issue with the area is there are piles of debris and dog feces that have been thrown over the fence. Landscapers are not doing the contract job up to contract standard. He would like to look into getting a new one. Ted also requested that twice yearly, a "special edition" of the Times be printed and distributed by physical delivery. The board unanimously agreed. The first one will go out in December. Afterwards, one will go out in June, then November.

Property Standards: Jason Mastrantonio reported—3 friendly reminder letters were sent.

Rec. Center: Ted Smyth reported—1 rental since last meeting. 2 are upcoming in October & 2 in November.

RV Lot: Ted Smyth reported—The lot is full with 4 on the waiting list. There is 1 non-payment, and will be making payment soon. Lock was sprayed with WD-40 and is working correctly again.

Meeting adjourned at 8:50 pm. Next meeting scheduled for November 10, 2016

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



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NEW TO THE NEIGHBORHOOD?



Contact the board to receive your WELCOME PACKET by sending an email to:

welcome@crosscreekhoa.org