

COMMUNIQUÉ

8/19/2020 BOD MEETING

POLL: The board is interested in hearing from the community about allowing driveways to be replaced with pavers. Please reply to this email with your comments and whether you are pro or con with this possible option. Further discussion will ensue at the next board meeting.

President's Report -

Spa - For some time we have struggled to maintain the water level in the spa and have had to add water on a daily basis. Currently there is not a water level control system in the spa. It is important that the water level does not get too low which could cause harm to the pump. Rick's Pool Service will be installing a Pentair water level unit which is code required. The spa will be drained and closed for a few days. The cost for this project is approximately \$930.

Palmettos - Millennium is currently trimming and cleaning up the Palmetto clusters outside our wall. We can expect to see this completed in the next week. The cost for this project is \$750.

Fountain - The new fountain is installed and looks beautiful. It has been well received by our residents. The final invoice for the fountain is \$8909. It came in under the reserve study budget of \$10,000.

The board would really like to thank Tom Ruddy for championing this project. He spent considerable time communicating with the board and Solitude, as well as, supervising installation and trouble-shooting the follow-up.

Budget - Looking toward next year, Ed has begun 2021 budget planning. The new reserve study is posted to the web site. Cross Creek's 2021 recommended reserve allocation is \$171,000 which approximates the allocation in 2020.

Fence signs- As mentioned last month, many repairs were made to our fence around the pond. In an effort to keep people from jumping the fence and causing damage, we are installing signs that say "NO FISHING - PRIVATE PROPERTY".

Vice President's Report -

Complaints are coming from residents in reference to rules not being complied with as outlined in Cross Creek's Rules & Regulations, ARB Guidelines and Covenants. Violations mentioned include:

1. Garbage cans being placed at the curb, sometimes one or two days prior to trash day.
Yard debris placed at the curb, often times not in an appropriate container, several days before scheduled pick up. Rules and Regulations Standards, number 3.5 states: **“Refuse and Garbage will be placed in capped containers and stored so it is not visible from the streets and may not be placed at the curbside before 6pm the night prior to pick up.”**
2. Garbage cans are being left at the curbside for several days after pick up. Rules and Regulations Standards, number 3.5 also states: **“Trash and recycle containers will be removed from the curbside as soon as possible, but not later than 9pm on the day of pick-up.”**
3. Garage Doors being left open for long periods of time. Original Declaration of Covenants, Conditions and Restrictions, Section 2.02 states: **“All garage doors shall remain closed except when entering or exiting the garage.”**
4. Cars parked so as to block the sidewalk. Rules and Regulations, number 3.7 states: **“No vehicle shall be parked that it obstructs the sidewalks or any pedestrian walkways.**

Treasurer's Report -

Ed spoke about funds as of the end of July, major variances to the monthly budget, and projects underway and completed during the year. . He is also working on the 2021 budget with Mark Hamilton, Parker Stafford, Rich Vitraelli and M&A. The Treasurer's Report and Financial Report are posted on our web site.

ARB Report -

There were two applications approved this last month, 1426 Woodstream Drive, installed new gutters and 1543 Woodstream Drive, will install a paver patio at the back of their home.

Manager's Report -

Kim has provided a rough draft of our 2021 budget. Kim spoke about the Spectrum contract that will come due 2022. Spectrum is providing an offer for a new 5-year contract. The board will further discuss with the provider and provide further information at an upcoming board meeting.

Maintenance -

The new fountain times are : On at 9AM -11 PM. Lights on: 7PM -11 PM. Thank you to Tom Giar for the wall repair and painting.

The sidewalk light adjacent to the pond fence is not working. Solitude will return to attend to resolve the issue.

A dead magnolia tree was removed from the pool common grounds.

Tom & Kathleen walked all sidewalks checking for needed repairs.

Irrigation - Residents need to abide by our irrigation rules of watering once a week. It is each resident's responsibility to check their irrigation controller. Millennium does check periodically but controllers can fail or be changed. The irrigation schedule is posted on the web site and at the pool.

New Business -

Driveway paver research: There have been a few residents interested in installing pavers on their driveways. Rosetta has researched pavers. The board is considering this option and future discussion will occur at an upcoming board meeting. This would be a potential option.

Next meeting will be Wednesday, September 16, 2020, Internet via Zoom at 5:00 P.M.

Cross Creek BOD

Our **mission** is to preserve and enhance our community through effective and efficient management of the association, enforcement of rules and covenants to preserve property values, and support initiatives and capital improvement that benefits the greater good of the community. The board will serve the homeowners by taking a fair, ethical and objective approach in representing the interest of all homeowners.