

Communiqué

August 25, 2021 BOD Meeting

Presidents Report:

- President Sally Giar discussed O'Neil's Tree Service and the tree maintenance program. (Please see attached)
- The fence around the community pool has been completed. Additional clean-up and landscaping is scheduled for this week. Cost: \$1637
- The Board requested replacement of the tow sign posts at our entrances in order to make the signs more esthetically pleasing. A proposal was submitted to the board by the property manager from Creative Mailbox and Sign. The proposed amount of \$1,311.17 for the new fluted aluminum pole with an acorn ball finial for the tow signs was approved by the Board.
- Sidewalk grinding and repairs is scheduled for September 7th through September 10th.

REMINDER: Garage doors should be kept closed whenever reasonable/possible. Trash/re-cycle should not be put out on the street before 6 PM the night before pick-up. All trash bins belong in the garage after garbage pick-up

Treasurer's Report:

- Ed Potter requested permission to charge the Reserve account for O'Neil's invoice totaling \$4410.00, includes removing three of the worst trees listed on the tree plan, debris removal, stump grinding, mulch hauling from grinding, and replacement tree installation. There is a positive variance of \$20,000 in the reserve account that is sufficient to cover this expense.
- Treasurer, Ed Potter discussed the first draft submitted to the board for review and consideration for the 2022 budget.
- The Budget and Finance Committee (B&F) will also review the budget. The B&F members are Rich Vitraelli, Parker Stafford and Mark Hamilton. The committee will review the budget cost factors which impact the increases pertaining to services.
- The three largest cost factors are, landscaping (Millennium), ELW and Spectrum cable.

- A new contract from Millennium Landscaping may increase approximately 10%, ELW proposed an increase of approximately 10% and Spectrum cable is expected to increase about 5%.
- An ELWCA budget workshop day to be decided via zoom.
- Ed Potter discussed the reserves and the reserve study program reflecting painting. There is a 2% increase in painting cost and the B&F Committee will recommend how the Association can cover the additional painting expenses.
- Mulch cost and erosion control for the south pond need to be reviewed and better understood.

ARB:

- Rosetta Bowsky reported there is one application that was submitted to the committee for review and approval at 1430 Woodstream Drive for roof replacement.

An ARB application is mandatory when requesting work on the outside of your house. This application can be found on our web site at: www.elwcrosscreek.com, under the heading of ARB. An application must be completed and submitted PRIOR to any work being done.

Manager's Report:

- Currently there are 14 open violations, stemming from a variety of infractions including but not limited to; dirty driveways, roofs and sidewalks.
- Delinquent status report through August 25, 2021 totals \$1608.39. There are no accounts more than 30 days past due.
- Association documents were sent to the attorney for review. The revised proposed, amended and restated declaration will be discussed with the attorney via zoom after which will be put out to the membership for consideration to amendments.

Maintenance:

- Tardiff Electric repaired the lights at the entrances, total cost \$865.00
- Street problem on Riverdale, oak tree roots, vendor will review

Date, Place and Time of Next Meeting:

September 29, 2021 at 5:00 P.M. on-line via Zoom

Mission Statement: Cross Creek Homeowners Association's mission is to preserve and enhance our community through effective and efficient

management of the association's assets, enforcement of rules and covenants that preserve property values, and support initiatives and capital improvements that benefit 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.