

Communiqué - February 15, 2023

O'Neil's tree service visited the community to assess declining oak trees. There are (3) large Laurel Oaks with significant girdling roots, crown die back and causing damage to infrastructure and sidewalks. The Board approved a proposal to remove the trees.

The Board will be implementing a new program called **Preventative Maintenance** (PM). The purpose is to extend the life expectancy of items, specifically our irrigation pumps, oak trees, electricity at our entrances. Currently the fountains are under contract to be assessed and maintained on a semiannual basis.

Aqua Pro was recently in Cross Creek for bi-monthly maintenance of our common ground irrigation. As a reminder, Aqua Pro can be reached at 813-814-4437 if you need service for your irrigation.

Millennium will be fertilizing the grass in the next week or so. We have had some complaints about Millennium. There have been crew changes and we are working with them to make sure our expectations are achieved.

The saltwater conversion of the pool has been completed.

Spring is almost here and there are many roofs, driveways, and sidewalks in need of cleaning. For your reference, Green Leaf Roofing (813-577-2488) and All Surface Pressure Cleaning (727-543-3276) are two of the vendors that have previously worked in our community.

There are a number of mailboxes in need of cleaning and repair. Some mailboxes need to be replaced. Kim Hayes khayes@mgmt-assoc.com can help with that. You are responsible for the cost of replacement if needed.

The ARB reported there were 11 applications submitted from December and January. Our ARB Guidelines are on the Cross Creek website as well as the application for exterior changes to your home or property. www.elwcrosscreek.com

Financial Report:

For the fiscal year 2022 operating expenses were \$458,500 versus a budget of \$468,200. The \$9,700 positive variance was only 2% higher than the budget and reflects tight expense control. The variance was centered in lower legal and irrigation repair expenses partially offset by higher utility costs.

Based on the results of our annual reserve study update, we reduced the annual reserve contribution over the 30-year reserve cycle from \$176 thousand to \$170 thousand. The reduction is largely due to lower mulch expense that was partially offset by a small increase in house painting costs. Mulch and house painting are the largest drivers of reserve expenses.

The projected replacement cost ratio (end of cycle reserves as a percent of total cycle replacement costs) is 5.6% and is also indicative of tight expense control.

Resident Information: The BOD is very sad to inform you of the loss of Bob VanMeter, 1482 Woodstream Drive, who passed away on January 25th.

Mission Statement:

Cross Creek Homeowner 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.