

## **Communiqué - August 2023 Communiqué' "REVISED"**

The Board in conjunction with Management & Assoc. works diligently to provide vendors to service our community and establish pricing that benefits the residents. A portion of your monthly assessments goes towards the budget and reserves that pay for the vendors. We understand that for whatever reason a resident may not want to use a vendor that has been selected. Should a resident decide, they would prefer to hire their own vendor, please understand that the resident is responsible for paying for that service even though it already is covered in the monthly assessment for each homeowner.

Example: A homeowner called an irrigation company because of a leak on their property. The leak turned out to be an HOA responsibility. The homeowner should have called our preferred supplier, Aqua Pro, to take care of the repair, and the HOA would be billed directly. The homeowner would have to pay for their vendor for a trip charge, but not for the repair.

Millennium has been servicing our community on Mondays and Tuesdays recently and this will continue for another month. When landscaping teams were switched, it caused changes with Millennium's scheduling. We continue to be in a drought situation and if we don't get sufficient rain this week, then we may forgo mowing next Monday and Tuesday in an effort to prevent our lawns from burning.

Sidewalk grinding and repairs: the grinding portion of this project has been completed. The slab replacement is scheduled for the week of August 21st.

Current financials reflect \$72,507 in retained earnings, YTD net income - \$7197. YTD interest income \$7284.

The ARB reported there were 11 new applications submitted with 2 being conditional in the last two months. Our ARB Guidelines are on the Cross Creek web site as well as the application for exterior changes to your home or property. <http://elwcrosscreek.com>. Please remember that an ARB application when making changes to the outside of your home is mandatory.

The Board is planning an update to our current reserve study. There are funds in some categories that are not needed, and we are short in others. Once we determine the changes that need to be made, we will have a new reserve study done. We plan to have this completed early in 2024.

In an effort to reduce foot traffic on the red rock which is causing the rock to slide down towards the pond, we will be removing a grassy portion up to the fence and installing red rock in that area. Aluminum edging will be installed to keep the rocks separate from the grass at the fence line. The contractor for the project is Outdoor Concepts at a cost of \$7400.

Aquatic plants at North Pond at the cost of \$2675 will allow for an extended time before the need of erosion control like geo web or a sock treatment at the cost of approximately \$50-\$60,000. The investment in aquatics at this time will delay that expense from five years to 10 or 15 years. This project will be done by Lake Brothers who currently services our ponds.

Management & Assoc provided the preliminary budget for 2024 and we will be working on that along with the finance committee in the next couple months so that it can be approved at our October board meeting.

### ***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.

Cross Creek BOD