

Cross Creek - June Communique

HAPPY INDEPENDENCE DAY!!!

Our new pond vendor, Lake Brothers, is doing a great job removing the weeds and hydrilla. The ponds are looking much better and under control.

Our new entrance signs have been completed, are looking great and should last for another 30 years. There were some issues with installation, but all has been resolved.

In an effort to control erosion in our ponds, Bob Hugenschmidt (engineer) recently inspected both our ponds. The south pond is in good condition. It was suggested that the grass above the red rock be removed, and additional red rock installed so that the landscapers won't have to maintain that area inside the fence. We are getting estimates for that project. The north pond is generally in good condition but is in need of some maintenance and cleanup by the weir where it drains into the south pond. Any further erosion control for the north pond will not be needed for another five years.

The Board has been working to have our sidewalks ground and some slabs replaced. The company we contracted to do the job, Majestic Seals and Stripes, has scheduling issues. We have reached out to AMI to provide us with an estimate. Once the sidewalk project has been completed, we will have the sidewalks at the entrances and common area around the pool pressure cleaned.

Chairs and chaise lounges at the pool need re-strapping. Nigel, from Discount Patio Furniture, provided a proposal to the board to do the work and will take place after the 4th of July holiday.

Thirty-eight houses are scheduled for roof cleaning and painting this year. This project will start sometime in September. Roofs will be cleaned first, and we have scheduled Greenleaf Roofing to do the job. We are waiting for the Daily Group to provide us with a start date. Information will be sent out to the homeowners whose homes are being painted.

Mark Hamilton, reported on the year-to-date summary of all variances in the annual budget. As of May 31, 2023, the balance sheet showed retained earnings of \$72,507 year-to-date, a monthly net income of \$6,230 - \$1,032 interest income for a year-to-date variance of \$5,886. There is a plan to update erosion control reserve assumptions for both ponds which has the potential to save \$\$\$!

Maintenance is ongoing with our irrigation, fountains and lighting. Tom Ruddy has done a great job staying on top of maintenance.

The ARB reported there were three new applications which were submitted and approved in the past two months. Our ARB Guidelines are on the Cross Creek website as well as the application for exterior changes to your home or

property. <http://www.elwcrosscreek.com>. Please remember that an ARB application when making changes to the outside of your home is **mandatory**.

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