

Communique – May

The BOD has approved many upgrades to the community over the last several months. Hopefully, you have already noticed the new landscaping at the Woodstream entrance as well as the new light fixtures at both entrances. The wiring boxes were moved above ground and the rest of the wiring underground was insulated to prevent outages. Thank you to Tom Ruddy for the perseverance with this project.

The Aberdeen Pond erosion projection will continue for the next 4-6 weeks. Please be watchful for displaced wildlife, especially alligators.

Also, “be on the lookout” for unlicensed tree services. We had some unauthorized trimming of trees along the front entrance of the community. Our vendor, O’Neil’s Tree Service, completed their project to raise the canopy of all the trees along our sidewalks and removed two dying pine trees from the pool area. The ARB also approved the removal of several trees in the community that were causing damage to sidewalks/patios. These trees will be replaced in the near future.

Local Irrigation labeled many of the shut off valves in the neighborhood in an effort to prevent having to shut down our pumps when a resident has an issue with their irrigation system. Unfortunately, several shut off valves were not located.

The contract with Lake Brothers was renewed, without a cost increase to the community. The recent rains have made a noticeable improvement in the reduction of the hydrilla in the ponds. Hydrilla is an invasive plant species that

can grow to 25ft in length and deplete the availability of oxygen in ponds and lakes.

Leasing - we have become aware that real estate agents, in an effort to sell a home, suggest to prospective buyers that they purchase it and lease it out.

This could easily open the door for companies that are looking for investment properties to start purchasing homes in Cross Creek. As you can imagine, this could greatly affect our investment in our own homes. The board is very concerned about this and we are taking steps to move forward in protecting our community. More to come on this important issue in the near future.

The Reserve Fund update is in the final stages and the Cross Creek Property Insurance Premium was renewed to safeguard your community assets including the pool, spa, pump equipment, restrooms, front entrances, lighting and fences.

Our property manager, Kim Hayes recently received her RFID tag for the new ENVERA security gate system. She stated the information on these new tags will soon be available for residents. Questions pertaining to ENVERA can be found at Eastlakewoodlands.com.

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Next BOD Meeting: Wednesday, July 17th