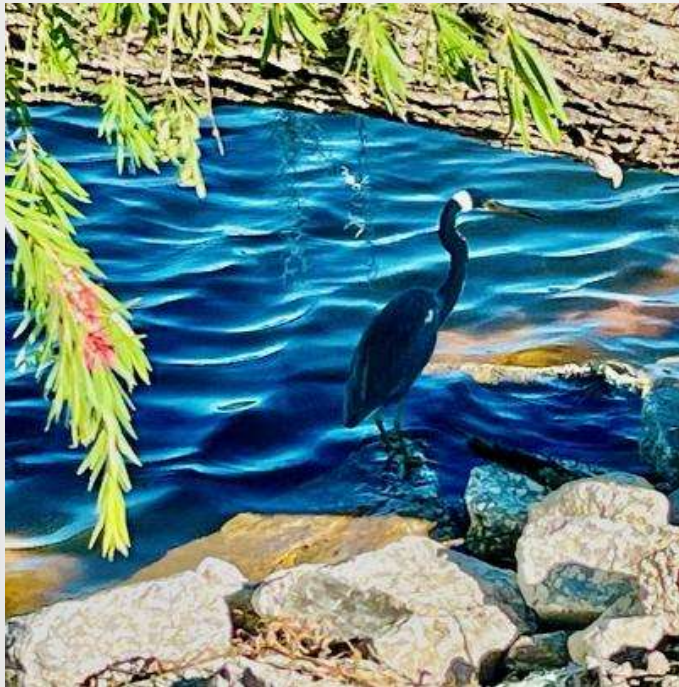


Cross Creek 2022 President's Report



Your Board Members... volunteering for Cross Creek!

Sally Giar, President

Kathleen Blackwell, Vice President

Ed Potter, Treasurer

Bobbie Spatora, Secretary

Marc Hamilton, Director at Large





- ▶ **Tom Ruddy**
- ▶ **Tom Giar**
- ▶ **Parker Stafford**
- ▶ **Rosetta Bowsky**
- ▶ **Sharon Spencer**
- ▶ **Paula Lavesque**

Cross Creek Statement

The Cross Creek homeowner association mission is to; preserve and enhance our community through effective and efficient management of the association's assets, enforce the rules and covenants to preserve property values and support initiatives and capital improvements that benefit the greater good of the community.

Communication –

**Our goal: Provide as much information as possible.
Transparency!**

- ▶ **6 Zoom Meetings – Board Business**
- ▶ **8 Communiques**
- ▶ **86 E-Blasts**



Board Accomplishments for 2022

▶ Operational Projects

- ▶ Tree Maintenance
- ▶ Maintenance of the entrances
- ▶ Ongoing irrigation repairs

▶ Planned Reserve Projects

- ▶ Erosion control for south pond
- ▶ Mulching
- ▶ Roof cleaning and Painting
- ▶ Pool conversion to salt water

▶ Administrative projects

- ▶ Budget – monthly fee increased only \$5.00
- ▶ Update to Rules & Regs - Leasing



Routine Maintenance/Board Business

- ▶ **Storm Clean-Up x 2**
- ▶ **Palmetto Maintenance**
- ▶ **Palm Tree Trimming**
- ▶ **Pond/Fountain Maintenance**
- ▶ **Pool Maintenance**
- ▶ **Entrances Refreshed**
- ▶ **Yard/Common Ground Maintenance**





Tree Maintenance Plan

Protect the community Tree Canopy
Protect home values
Preserve quality of life

ARB Approvals

- ▶ **20 Roof Replacements**
- ▶ **10 Tree Removals**
- ▶ **11 Window and Door Replacements**
- ▶ **9 Landscape improvements**
- ▶ **9 Gutter Replacements**
- ▶ **7 Miscellaneous (fences, enclosures, lighting, etc.)**

**Remember:
Contact the
ARB First !!!**



2022

Financial Accomplishments



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***\$5* Increase to Monthly Assessment in 2023**

- ▶ **Worked collaboratively with Budget and Finance Team**
- ▶ **Accomplished despite rising inflation**

Hurray!



[This Photo](#)
[SA](#)

[CC BY-](#)

Changes to Budget for 2023

- ▶ **Reserve Allocation reduced by \$5,000**
 - ▶ **Reduced mulch replacement costs by \$7,200**
 - ▶ **Removed cluster mailbox replacement cost**
- ▶ **Legal Fees reduced by \$1,000**
- ▶ **Repair and Maintenance - General reduced by \$4,000**
 - ▶ **Volunteers have saved us costs incurred in prior years**

Changes to Budget for 2023

- ▶ **Grounds - Irrigation Repairs reduced by \$8,800**
 - ▶ **Aqua Pro conducting bi-monthly maintenance to common grounds will save \$7,200 annually**
- ▶ **Pool Service – general costs remain same as 2022**
 - ▶ **Conversion to salt water will**
 - ▶ **Decrease monthly maintenance visits - \$600**
 - ▶ **Decrease equipment repair costs**

Changes to Budget for 2023

- ▶ **Change in Investment Strategies**

- ▶ **Investment in U.S. Treasury instruments will facilitate an increase in interest income**

- ▶ **New Monthly Assessment**

- ▶ **These changes and adjustments results in an increase of only 1.1%**

3 Year Summation - Financials

- ▶ **Created monthly financial report**
- ▶ **Updated Reserve Study**
 - ▶ **Integrated project plans into monthly report**
- ▶ **Leveraged M & A monthly financial report and the reserve study to identify, monitor and report:**
 - ▶ **Operating budget performance results**
 - ▶ **Major variances in budget categories**
 - ▶ **Operating income and expense totals**
 - ▶ **Reserve account income and expenses**
 - ▶ **Track reserve and operating projects**

3 Year Summation – Financials con't

- ▶ **Created the Budget and Finance Team**
 - ▶ **Mission is to serve in an advisory capacity , review changes during the budget process and provide cost reduction approaches.**
- ▶ **Negotiated vendor contracts in order to control expenses**
- ▶ **Enlisted volunteers with expertise and skill sets to reduce maintenance costs**
- ▶ **Bolstered Operating Account - sufficient funds to cover 2 months' worth of expenses**
- ▶ **Created new investment strategy to increase interest earned– Treasury Bills**

3 Year Summation – Financials con't

▶ Results

- ▶ **These tightened budget increases, careful spending and creative negotiations with vendors has served to bring the monthly assessment in line with our community amenities as dictated by our governing documents.**
- ▶ **Modest increase to monthly HOA fees**
 - ▶ **2021 increased \$5.00 to \$440**
 - ▶ **2022 remained at \$440**
 - ▶ **2023 will increase \$5.00 to \$445**



Community

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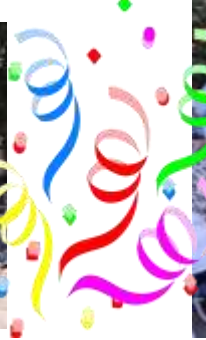
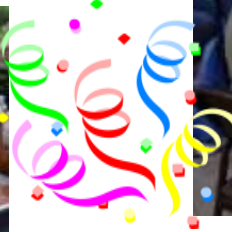
11 New Residents

- ▶ **Dr. Fred and Tami Gilbeaux**
- ▶ **William Lee**
- ▶ **Khalil Sageghpour**
- ▶ **Vineet and Meha Gupta**
- ▶ **David and Margo Cooper**
- ▶ **Pam Dubov**
- ▶ **Larry and Carol Martell**



WELCOME

Poolapalooza



FUN!

Party!



PHOTO BY UNKNOWN



HAPPY
HOLIDAYS