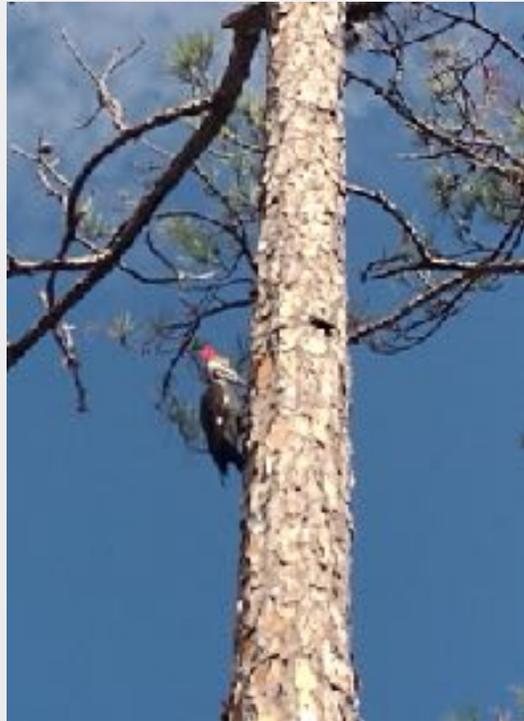


Cross Creek 2023 President's Report



Your Board Members... volunteering for Cross Creek!

Sally Giar, President

Tom Ruddy, Vice President

Marc Hamilton, Treasurer

Bobbie Spatora, Secretary



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Thank you!!!



- **Tom Giar**
- **Parker Stafford**
- **Rosetta Bowsky**
- **Sharon Spencer**
- **Paula Lavesque**
- **Ed Potter**



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Cross Creek Statement

The Cross Creek homeowner association mission

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Communication –

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

- **7 Zoom Meetings – BOD Meetings**
- **7 Communiques**
- **72 E-Blasts**



Board Accomplishments for 2023

- **Operational Projects**

- **Common ground tree maintenance**
- **Landscape maintenance at entrances**
- **Ongoing irrigation repairs/common grounds**
- **Millenium contract renewal**
- **Sidewalk grinding/repair**

- **Reserve Projects**

- **Erosion control for north pond**
- **New entrance signage**
- **Roof cleaning and house painting**
- **Pool furniture re-strapped**
- **Refreshed red rock at south pond**

- **Administrative projects**

- **Budget – monthly fee increase \$5.00**



ARB Approvals

- **5 Roof Replacements**
- **4 Tree Removals**
- **3 Window and Door Replacements**
- **3 Garage Door Replacements**
- **7 Landscape improvements**
- **2 Gutter Replacements**
- **4 Awning Installations**
- **6 Miscellaneous (decking, walkways, lighting, etc.)**

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

Only a \$5 Increase to Monthly Assessment in 2024

- **Accomplished despite rising inflation**



Changes to Budget for 2024

- **Legal Fees reduced**
- **Common Grounds - Irrigation costs reduced**
- **Pool Area (Deck, furniture, bathrooms) - cost reduced**
 - **New vendor**
- **Rick's Pool Service - increased**
- **Cable TV increased by 5% (yearly contract increase)**
- **Management fee increased 4%**
- **ELW Community Association increased 7%**

Changes to Budget for 2024

- **Update reserve study**
 - **Accurately reflect infrastructure needs to avoid special assessments**
- **Change in Investment Strategies**
 - **Invest in CDs to provide a safe investment**
- **New Monthly Assessment**
 - **These changes and adjustments results in an increase of only 1.2%**



Community



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New Residents

- **Philip and Mary Kaye Ruegg**
- **Randy and Demaree Angelocci**
- **Joseph Kerekes**
- **Wayde and Carrie Wyatt**
- **Bill and Jean Haldeman**



WELCOME

It's Party time



Spring Pool Party!!!



Thank you Tom and Ed!!!
Best party planners ever!!!



Thank you Carrie!



All about Fall Y'all

**Potluck
Dinner**





Happy Holidays

