

The Board struggled to find a light-hearted intro for the August community update.

So many maintenance items are currently in a “holding pattern”. Arch didn’t think “circling the drain” was encouraging. Carrie found out that the “Dog days of summer” actually referred to the Dog Star visible in late August. And we’ve been far from lazy. Parker suggested “Hurry up, and Wait” best summarized this month.

All four lights at the Pebblebrook Entrance needed new photocells. However, an outlet and a main breaker were also not working. Slowly but surely, with lots of testing, the wiring is being replaced. Sooner or later, our lights will be shining brightly in the August night sky.

Both fountain pumps were replaced due to basic wear and tear. However, the electrical panel on the small pond seems to have a malfunction. This panel will eventually be replaced, as the electrician has been notified. Soon, this fountain will also be a beacon of light.

O’Neil’s Tree Service conceded that the Sidewalk Pilot Project has not been fully satisfactory. Carson has promised their crew will return to try to level these areas. Use caution when navigating these slopes. The HOA did pay for the removal of two dead trees on community property earlier this month.

Many homes had their roofs/sidewalks cleaned by Krystal Klean Exteriors. The Daily Group has promised to begin the 2025 House Painting the first week of September, weather permitting. Most residents have made their paint color selections. The Clubhouse rooftop was also cleaned so now the whole pool area has a fresh, new look.

Another big positive for the community was the recent cleaning of all the storm drains. The Cross Creek drainage system had not been cleared from debris since 2021. While we hesitate to say we are ready for hurricanes, Windriver (Seminole Septic) helped us prepare.

The Board notified Millennium that we will not be automatically renewing their contract in December. The Cross Creek Community Landscape committee will be reviewing bids from several local lawn service companies. The process takes time, as we all recognize, lawn care is a tremendous portion of the HOA Budget.

The Board also voted to change the irrigation schedule to reduce the number of homes that water Sunday night/Monday morning which has contributed to mowing issues due to boggy lawns. The new schedule will be forthcoming.

The website has been updated to help local realtors more correctly represent Cross Creek Community as having HOA Managed Services, rather than as Maintenance Free Living.

<https://www.elwcrosscreek.com/home.html>

The website is constantly updated with the most recent Treasurer's Reports, Financial Statements, ARB Reports and Reserve Fund information.

Arch has begun the process of updating our thirty year old Community By-Laws, Rules and Regulations to reflect the most recent Florida State Legislative Guidelines. He welcomes community involvement, please email him with questions/concerns: [ArchandSue@aol.com](mailto:ArchandSue@aol.com)

The next BOD Meeting has been scheduled for Wednesday, Sept. 24th.