

Cross Creek 2024 President's Report



Your Board Members... volunteering for Cross Creek!



Sally Giar, President
Tom Ruddy, Vice President/Treasurer
Carrie Wyatt, Secretary

Thank you!!!



- Parker Stafford
- Tom Giar
- Rosetta Bowsky
- Sharon Spencer
- Paula Lavesque
- Tami Gilbeaux



ALTERATION APPLICATION FOR CROSS CREEK HOMEOWNERS ASSOCIATION

Submit completed form and supporting documents to:
Management and Associates, 720 Brookside Blvd Suite 206, Oldsmar, FL 34677
OR
Hand deliver to an ARB Committee Member

Property Owner's Name: _____ Property Address: _____
Home Phone: _____ Cell Phone: _____ E-Mail: _____
Estimated Start Date: _____ Estimated Completion Date: _____
Contractor's Name/Address: _____
Project Description: Provide a clear and legible description of the proposed change or addition. Cite materials to be used and proposed colors. Describe similarities to existing structures, if applicable. Use a separate sheet if necessary. Attach clear, legible drawings or photos.

Signature(s) of the adjacent property owner(s) is/are required for all projects affecting drainage. For any other projects, it is recommended the signatures of adjacent owners be obtained in keeping with the good neighbor policy prevalent in Cross Creek. It will also assist the Architectural Review Committee in its review of the application.
Adjacent Property Owners: By your signature, you acknowledge that you have been informed of the proposed alteration and that you have no objection.
Adjacent Property Owner Name _____ Address _____

This form is to be submitted along with a sketch, site plan, survey, or other documents agreed upon with the contractor (if applicable) and a listing of materials, colors to be used, and samples where appropriate. By submitting this application, the applicant agrees that upon approval, the alterations will be completed without variation from the approved plans.
Upon completion of the approved project, applicant will promptly notify the ARB Committee so a Completion Inspection can be performed.
APPLICANT SIGNATURE: _____ Date: _____
*****To be completed by the Architectural Review Committee*****
Approval _____ Conditional Approval _____ Disapproval _____
ARB Comments: _____

Authorized Signature _____ Date _____
Authorized Signature _____ Date _____
Authorized Signature _____ Date _____
Updated 6-6-2022



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Cross Creek

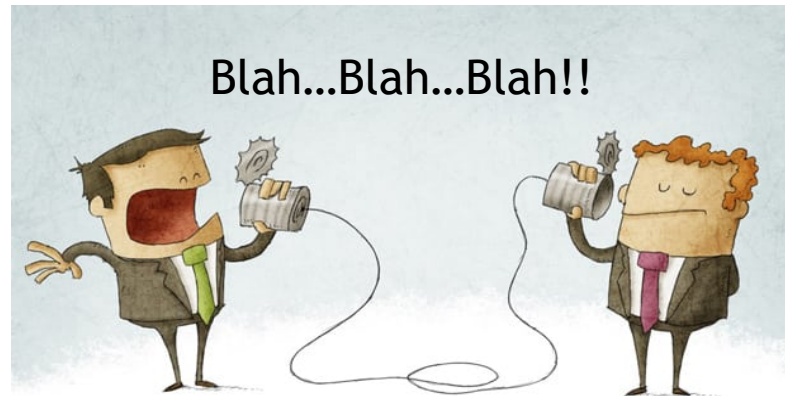


The Cross Creek homeowner association mission is to; preserve and enhance our community through effective and efficient management of the association's assets, enforce the rules and covenants to preserve property values and support initiatives and capital improvements that benefit the greater good of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

Communication –

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

- 8 Zoom Meetings – BOD Meetings
- 8 Communiques
- E-Blasts -Too many to count



Board Accomplishments for 2024

- Operational Projects
 - Common ground tree maintenance
 - Landscape maintenance at entrances
 - Ongoing irrigation repairs/common grounds
 - Millenium refreshed pine bark
 - Precision - Sidewalk repair
 - New Spectrum Contract
- Reserve Projects
 - Update our Reserve Study effective January 2025
 - Roof cleaning and house painting for 24 homes
 - Pool House Renovation
- Administrative projects
 - Budget – monthly fee increase \$5.00 to \$455 p/mo
 - Leasing Amendment added to DOCS



ARB Approvals

- 1 Roof Replacement
- 8 Tree Removals
- 7 Window and Door Replacements
- 1 Gutter Replacement
- 4 Landscape improvements
- 4 Pavers/Driveways
- 2 Enclosures (patio/lanai/screen rooms)
- 5 Miscellaneous

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

Only a \$5 Increase to Monthly Assessment in 2025

- Accomplished despite rising inflation



Changes to Budget for 2025

- Legal Fees increased
- Common Grounds - Irrigation costs increased
- Rick's Pool Service - increased
- Spectrum increased with new 5-year contract
- Management fee increased 3.5%
- ELW Community Association increased 5%

Offset by reduction in reserve contribution

Changes to Budget for 2025

- Update reserve study
 - Accurately reflect infrastructure needs to avoid special assessments
- New Monthly Assessment
 - These changes and adjustments results in an increase of only .2%



Community



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New Residents

- Felipe & Maria Amador
- Paul & Susan Bowen
- Scott & Lorri Childers
- Tom & Lynn Dow
- Kyle & Terri Ford
- Larry & Margaret Jones
- Matthew & Brooke Krause
- Bob & Kathy Malagon
- Neal & Monica Malow





Winter Dinner – January 17th

Ardea Heron's Bar & Grille



Neighborhood Pool Party – April 27th

We brought a drink, a chair and something to share!

Thank you, Carrie for planning two great parties!!!



