

June 17, 2020 BOD Meeting

Mission Statement

Cross Creek Home Owner Association's mission is to preserve and enhance our community through effective and efficient management of the association's assets, enforcement of rules and covenants that preserve property values, and support initiatives and capital improvements that benefit the greater good of the community. The board will serve the homeowners by taking a fair, ethical and objective approach in representing the interest of all homeowners.

Property behind the 42 houses along the creek

It has been brought to this board's attention that the property along the creek is owned by ClubCorp. Historically this property has been maintained by our landscapers. However, what may have been done in the past is not necessarily the right thing to do today. The board is currently working with our lawyer to determine what liability we are exposing the HOA to if we continue to maintain it without consultation with ClubCorp. This could cause potential legal issues with the Cross Creek HOA and homeowners. The attorney has sent a letter to ClubCorp requesting that they maintain it. We are waiting for ClubCorp's response.

While we are working through this issue legally, ELWCA has agreed to have Liberty Land Management provide limited maintenance to that section of turf along the creek between Cross Creek and the Preserve.

Palm Trees

In Cross Creek there are approximately 200 Palm trees. Over half of the palm trees are above 30 feet in height, and Millennium's contract includes trimming of all palm trees up to a height of 30 feet. The board asked for a quote for the trees over 30 feet from both Millennium and TLC. TLC was awarded the project. Last week TLC trimmed all palms trees over 30 feet in height. At the end of June, Millennium will be trimming all the remaining palm trees according to their contract.

ELW and Property Outside our Wall

We have had several costly irrigation repairs outside the wall south of the Woodstream entrance. The property belongs to Eastlake Woodlands, but our irrigation system water's that grassy area. The Eastlake Board has agreed to plant oak trees along that area in an effort to prevent cars and trucks from pulling off the road and damaging our irrigation lines.

Mulch

The Cross Creek mulching project is complete. The final cost was \$33,600. Mulch is an amenity add color and suppress weed growth in flower and plant beds. In the past seven years, the HOA has spent almost \$140,000 for mulch. This year the HOA applied 800 cubic yards of mulch which is comparable to the amount used in past years. However this year no mulch was applied around the trees in the apron and several homeowners opted out.

Despite having less areas to mulch, we ran out. The board walked the entire property and observed that homeowners are using more and more mulch in their yards. Please remember, if homeowners choose to increase their mulched areas or have used mulch to replace sod, that does not mean that the HOA is financially capable of providing an unlimited amount of mulch in the future.

Fountain replacement

The fountain in the large pond has stopped working and is no longer repairable. Tom Ruddy has investigated the cost of replacing the fountain with Solitude which is the same company that replaced the fountain in the small pond last year. The cost to install the new fountain is \$8909. The board voted to replace the fountain. Solitude indicated the project will take approximately 4-5 weeks.

Driveway Pavers

The ARB has received requests from residents to install paver in their driveways. The Board has agreed to further investigate this option.

Maintenance

Tom Ruddy explained that the entrance lights are on photo sensors. They do not go on or off all at the same time. Do not be concerned if you observe that they are not all lighted at the same time during dawn and dusk.

Safety

A large alligator will be removed from the creek by a professional trapper after consultation with the Department of Wildlife Management. This alligator has started to demonstrate aggressive behavior and appears to have lost his fear of humans. Please be careful until he is removed.

At the Woodstream entrance, an old hedge of star jasmine has been removed and replaced with sod. Homeowners were having difficulty seeing approaching traffic.