

COMMUNIQUE

9/16/2020 BOD MEETING

President's Report -

RAIN - Due to all the recent rain our sidewalks have become moldy and discolored. Kim will be getting estimates to have the sidewalks pressure cleaned.

Please look at your own roofs and driveways. They also may be in need of cleaning and we are asking you to follow through with doing that.

SPECTRUM - Spectrum, previously Brighthouse, has been contracted in CC for at least the past 25 years. Our current contract with Spectrum is effective through 2021. Spectrum recently presented the HOA with a new, "premium" package that would supersede the current contract and go into effect January 1, 2021 and extend the Spectrum contract thru 2026. Upon further discussion with Spectrum, it was determined that this new contract would raise the monthly HOA fee substantially. The board decided to continue with the existing contract through 2021, making no changes at this time.

Historically, CC has considered cable to be an amenity and thus the cost is part of our HOA fee. When we are ready to renew the contract in 2021, we are planning on pursuing legal clarification of this from our attorney.

DRIVEWAY PAVERS – At our August meeting, we asked the residents to contact us and express their opinion of allowing driveway pavers, in addition to concrete driveways. We had a very positive response with 35% of the community voting: 38 yes, 3 no, 2 undecided. The board approved the addition of driveway pavers with a four to one vote.

Vice President's Report -

Kathleen thanked all residents for following through with complying to community rules regarding garage doors being kept closed, trash and recycle containers not being placed at the curb before 6 PM the night before trash pickup and being removed in a timely manner, and parked vehicles not obstructing the sidewalks or pedestrian walkways.

Due to the many rain storms, debris is falling from the trees. If you find tree branches that have fallen, please put them at your curb for Millennium to pick up on Wednesday, Thursday and 1/2 day on Friday. (Millennium will not pick up any yard debris that is generated by the resident. That is your responsibility to dispose of.)

Please be patient with the lawn mowing. The grounds are saturated and cutting in some areas is near impossible. Millennium is doing the best that they can so as not to damage our yards from the weight of the equipment on the saturated ground.

Because of all the excess rain we are having, **please make sure your sprinkler system has been turned to off.**

Treasurer's Report -

Ed addressed our current 2020 budget. He would like to cancel our Centennial account since it was primarily used for the loan on the south pond. Centennial's CD comes up for renewal in January 2021.

Irrigation pipe repair has become very costly as all our pipes underground are 30 years old. Additional treasurer's report information can be viewed online.

2021 PRELIMINARY BUDGET- Ed went over individual line items for the 2021 budget. All increases are in the Operating Budget. Our top cost drives include Landscaping, East Lake Woodlands Community Association (ELWCA) and Spectrum. ELCWA's increases to the Community's fees are only estimated but will be finalized for the 2021 Budget. Spectrum will get a contracted 5% raise. The Reserve contribution will remain the same for 2021. Once approved, the budget will be on our web site, www.elwcrosscreek.com and also posted at the pool.

ARB - There was discussion on Pavers and whether the community desires pavers as an addition to concrete driveways. The board voted on, and passed a motion allowing pavers to be utilized as an alternative to concrete for driveways. There were 4 yes votes and 1 no vote. Rosette and the ARB will update the ARB Guidelines.

Three applications have been approved - 4777 Edge Park Drive, Lewis, rebuilding lanai screen to reduce size and installing pavers in the reduced area, also will be replacing gutters; 4747 Pebble Brook Drive, Levesque, Replacing a tile roof with a Corning shell shingle in the new amber color; 1477 Riverdale Drive, Potter, removing old plants in the yard and replacing with new, also removing a dead pine tree.

Maintenance - Tom reported Tardiff replaced one photo cell on the Woodstream Wall and replaced a bulb in the light pole adjacent to the pond that was defective.

One of the 2 lights in the new fountain in the south pond is defective and will be replaced by Solitude.

The pool thermometer is defective and will be replaced by Ricks Pool Service.

Manager's Report - Kim spoke about the Spectrum Contract ending 12/31/2021. Collection status report was reviewed. An E-blast was sent to advise that flags and signs of any sort are not allowed by the community documents. (This does not apply to American flags or armed services flags.) Millennium will focus on cleaning up storm debris so as not to enter the storm drain system. ELW will issue violation tickets on vehicles; parked on the grass, blocking the sidewalks, have expired tags and plates and that are parked in the street after midnight. Preliminary 2021 proposed budget provided to the board for review and updates requested by the Treasurer have been addressed. Guest speaker Ashley Affendakes from the Hilb Group spoke about All Lines Insurance. The board is aware that ELW has relinquished responsibility for maintenance of the south pond. Controller Helen Parkhill has provided the board with a cash flow analysis. CC website domain set for renewal. All work orders and service requests are documented by Kari Lopez.

Insurance - Ashley Affendakes - Insurance agent for our association in Cross Creek, discussed our options for 2021. In May of each year, they send current documentation to all available carriers to determine new insurance company rates. The insurance company does not send

marketing/documentation for workers comp as the premiums are comparable from every insurance company across the board. Our insurance agent changed the carrier on our property and liability because the premium and deductibles came in at a lower rate and our current carrier wasn't willing to match this price for the renewal. We are looking at a minimum of a 10% increase in premiums for 2021 due to the natural disasters occurring across the country that ultimately effect insurance company costs.

NEW RESIDENT - Please welcome our newest resident, Paula Levesque at 4747 Pebble Brook Drive.

Next Meeting will be, October 14, 2020, On-line via Zoom at 5:00 P.M.

Cross Creek BOD

Mission Statement - Our **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.