

Greetings Neighbors!

Mark your calendars- the next HOA BOD Meeting will be via Zoom, Tuesday, November 18th. Join to meet our new Property Manager, Peggy Semsey.

The Board Meetings will move to Tuesday from now on, to accommodate our new Property Manager. The Cross Creek Community will continue to have Management & Associates process billing per normal.

Peggy Semsey, Psemsey@mgmt-assoc.com, has worked with M&A as a Commercial Property Manager since 2011. She works closely with the East Lake Woodlands Community Association Manager as well as with the ARDEA Country Club. Previously, she had experience working with several commercial office buildings including leasing, administrative and maintenance needs of buildings. She currently manages Stonebriar, Pinnacle and Pinewinds Communities in ELW.

Good News:

Several major irrigation repairs have been completed. Thankfully, Reserve funds have adequately covered these large expenses.

The electrical panel for the small pond has been replaced and TECO has restored power to the control unit. TECO will, hopefully, switch the meter back on today. The fountain has a new pump and should be fully back in order this evening.

Fuller Electric has diagnosed a faulty lamp and GFI circuit at the Pebblebrook Entrance. Three of four lights should be working this evening and the remaining light will be replaced asap.

Unfinished Business:

You may notice several lamp posts with caution tape. These lamps have been flagged by TECO and will be repaired at a later date. Sounds like a great project for Peggy to tackle!

The Board has asked O'Neil's several times to re-do the sidewalk regions from their Pilot Tree Root Remediation Project. O'Neil's utilized a third party concrete contractor and they seem unwilling to return for small projects.

James Brothers re-treated the Hydrilla in both ponds. Residents have noticed the unsightly scum floating on the North pond surface. James assures us the scum is actually bacteria "feasting" on the decaying Hydrilla. James Brothers maintains the Aberdeen Pond that was recently completely drained. That pond also looked bad for several weeks but has a greatly improved appearance, so we anticipate a healthy response for our pond.

The Board is currently reviewing lawncare service company bids. Leaf removal, Palm tree trimming, herbicide/pesticide treatments, hurricane clean-up and many other items need to be thoroughly scrutinized.

Vincent with Millennium has been informed of the need for additional Palm Tree trimming in Cross Creek. Attention: All lawncare requests must go through Eileen Shires, Eshires@mgmt-assoc.com. Please send photos with your address to help them identify the particular issue. Eileen creates weekly lists of all Work Orders. Please do not overwhelm Peggy with lawn care complaints.

House painting has been delayed due to the heavy rains back in July. We will all know when the Orange Porta Potty shows up, the painters will soon begin. The Daily Group will also be parking their trailer full of paint in the Pool area parking lot. Millennium also parks in this area twice a week, so we are asking all residents to park their vehicles in their own driveways.

Attached you will find the most recent Cross Creek Directory.

If you want to be added to the updated No Trim List for Millennium, please respond to this email. We want to provide a current list for the new Property Manager.

Thank-you