

CROSSCREEKS OWNERS ASSOCIATION

FIRST AND FOREMOST...

Welcome to the first edition of *HOA Update*, the newsletter for Crosscreeks Owners Association. Our goal is to keep you updated on important information and improvements, community events, meetings, and all things HOA-related.

We are humbled to represent our neighbors and we wish to maintain an open line of communication with each and every one of you. Whether you are new to the community or one of the originals, we want to hear from you and represent you well.



UPDATED CONTACT INFO

As the Board starts to digitize our records and prioritize communication with our residents it's become very apparent that we are missing contact information for many of our Homeowners.

If you and/or your spouse would like to receive emails, the newsletters, and updates please be sure that we have the correct email address for each of you. Please also verify that we have your most recent phone numbers in case of emergency.

The following link will take you to the Contact Update form:
<https://forms.gle/vpPgkKV3ihzJ3kkV6>



MEETING MINUTES

- ✦ Michelle Jaworski resigned as the HOA President on 3/20/24. Becky Pidek was voted in at the meeting.
- ✦ The HOA is currently looking to fill the Secretary position on the Board. If you are interested or would like more information please contact Becky at 810-922-9758.
- ✦ We are in the process of forming a new Ongoing Groundskeeping & Maintenance Committee to help keep the Common Area around the Creeks and field clean and ensure mowing can be done efficiently. This team will also be in charge of notifying the Board of urgent issues that need addressed in that area. If you're interested in joining this Committee please email us at crosscreekshoa@gmail.com.
- ✦ A new lawn maintenance contract was approved for 2024. Make sure to say *Hello* to our very own Isabella Puccetti and Charlie Emmenecker if you see them out there mowing and cleaning things up. While we're sad to see Albert go, the Board is excited for the opportunity to have one of our own young members jump in to beautify our space.
- ✦ Bill Ray is currently spearheading a petition to have roads within the Covered Bridge Estates resurfaced. At the meeting it was voiced that homeowners within the rest of our HOA would also like to be included in this petition. You can find more information on this inside. If you have further questions, please reach out to Bill (Skip) at 419-344-5950.

SPRING CLEAN-UP

Due to some unforeseen circumstances with Board members and the rainy weather, this year's Spring Clean-Up is getting off to a late start. My apologies for that! Next year I hope to get an earlier start.

We're looking for volunteers to help us with the Spring Clean-Up, which will be taking place throughout the month of May. We'd be grateful for any help you can offer!

Here's a list of dates that we'll be working on (weather permitting):

Saturday 5/4/2024 12PM - 3PM

Sunday 5/5/2024 1PM - 4PM

Saturday 5/11/2024 11AM - 3PM

Friday 5/17/2024 11AM - 3PM

Sunday 5/19/2024 12PM - 3PM

Saturday 6/1/2024 11AM - 4PM

We will be meeting by the picnic table in the Common Area field for directions.

Our focus for each day will be cleaning specific sections of the Association Common Area and along the creeks. The vegetation has grown significantly, so please wear long clothes and boots. We will provide work gloves, but if you have long rose-clipping gloves, please bring them along as there are picker vines in some areas. We also have landscaping garbage bags and will be utilizing the burn pits around the area. However, if you have Fiskars or other cutting tools, big or small, or chainsaws that you're comfortable using, they would be much appreciated! The Common Area has become very overgrown in many areas and needs a lot of love!

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CROSSCREEKS OWNERS ASSOCIATION

FROM THE PRESIDENT

Hello, Crosscreeks Homeowners! My name is Becky Pidek, and I am proud to introduce myself as the recently elected President of the HOA. I am filled with excitement for the opportunities ahead and a deep sense of responsibility to lead our Association forward into a new era of growth and success. Prior to my election, I served as the Board Secretary and was training to succeed Michelle Jaworski before her resignation.

As your Association President, I aim to create a greater sense of community through positive communication among neighbors, members, and the Board. We are all part of ONE COMMUNITY, and I will lead with transparency, open communication, and availability to you as members of our HOA. I am committed to listening and learning from each of you and working collaboratively to achieve our shared goals and make this a great HOA community.

Please don't hesitate to contact me directly if you have any questions, concerns, or suggestions. I am eager to connect with each and every one of you in the coming weeks and months to learn more about your perspectives, challenges, and ideas for the future. Together, I am confident we can overcome any obstacle and move our HOA forward!

A little bit about me: my husband, Ben, and I moved to Coventry Drive with our two youngest boys in late 2021 after he accepted a new management position with D&P Communications in Petersburg. Our oldest son is a carpenter apprentice in Saginaw, so we don't get to see him often but cherish any time we do get to spend with him. I have been a stay-at-home mom for many years and now spend much of my time volunteering at my kids' school. When I'm not there, you'll usually find me walking the neighborhood or working from the back of my van while my boys play in the yard. I love nature and being so close to it here in our little slice of heaven.

Although I am introverted, I enjoy good conversations, so please feel free to say 'Hi' and introduce yourself if you see me out walking. I can't wait to meet each of you and build a strong relationship with every member of our Community.

Warm regards,

BECKY PIDEK



Would you like to suggest a topic for a future issue of Update? Let us know at crosscreekshoa@gmail.com.



FINANCIAL REPORT

2023 Beginning Balance	\$2,077.14
2023 Ending Balance	\$403.42
 Income from Dues (FINAL):	\$3,129.55
<i>Income from Past Dues (FINAL):</i>	<i>\$114.50</i>
 2023 Operating Expenses (FINAL):	\$4,917.77
<i>Banking Fees: \$86.76</i>	
<i>Common Area Grass Mowing: \$2,700.00</i>	
<i>Attorney Fees: \$1,500.00</i>	
<i>State Farm Insurance: \$516.00</i>	
<i>HOA Michigan Registry: \$95.00</i>	
<i>Office Supplies: \$20.01</i>	
 2024 Income from Dues (based on 58 homes) ESTIMATED:	\$3,522.92
Income from Past Dues (ESTIMATED):	\$591.03
 2024 Operating Expenses (ESTIMATED):	\$3,527.00
<i>Banking Fees: \$45.00</i>	
<i>Tree Removal/Common Area Grass Mowing: \$2,500.00</i>	
<i>Attorney Fees: \$350.00</i>	
<i>Lien/Lien Release Fees: \$60.00</i>	
<i>State Farm Insurance: \$552.00</i>	
<i>HOA Michigan Registry: \$20.00</i>	
<i>Office Supplies:</i>	
 2024 Ending Balance (ESTIMATED):	\$990.37
 2024 Dues Income Received to Date:	\$1,995.95
TOTAL Dues Income Received to Date:	\$2,537.05
<i>(includes past dues, lien fees, online bank fees, etc.)</i>	
 Account Balance as of 4/22/24	\$2,673.17

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CROSSCREEKS OWNERS ASSOCIATION

HOA WEBSITE &
FACEBOOK PAGE

It's been a long time coming, but the HOA website should be done by the end of this weekend! This will be your GO TO for updates on urgent happenings in the Community, local & HOA events, digital copies of the governing documents, financials, meeting minutes, an additional place to connect with the Board, and you'll have the ability to pay your HOA Dues through the website with a smaller online fee than we've currently been charged.

The website address is:

<https://crosscreekshoa.org>

We also have an official HOA Facebook page for those of you who utilize social media and would like updates that way! Please let us know if you would like to be added to the page as it is private and would need a direct invite from one of us.



ANNUAL HOA DUES

Thank you to all who have submitted their 2024 Annual HOA Dues. These dues are essential for us to maintain the Common Area property. For those who have not yet paid their Annual Dues, please do so as soon as possible. We will be sending out late notices within the next two weeks, and those that remain unpaid will have liens placed for non-payment.

If you have any questions or concerns regarding your dues, past or present, please do not hesitate to reach out to us at crosscreekshoa@gmail.com.

Thank you for your cooperation.



DRAIN PETITION

During the Special Assessment meeting held in October 2023 and this year's Annual Meeting, the deteriorating condition of Indian and Salter Creek behind our homes was discussed. After contacting the Monroe County Drain Commissioner, I was able to acquire the necessary petitions to initiate the process of requesting dredging for both Creeks.

We have gathered five signatures for the Indian Creek petition, but we still require four more signatures from homeowners within the Salter Creek drainage district. This will enable us to get the Creeks on the agenda for Bedford Township.

It's important to note that each signer must be a property owner with lands in the drainage district and all property taxes must be current in order to sign the petition.

To ensure unobstructed water flow during high flows, all trees and brush in the Vee of the drain will be removed. However, the concern about "49 feet of bank removal" is unfounded, as per David Thompson, Drain Commissioner.

If you're interested in signing the Salter Creek petition and are within the drainage district, please let us know, and we'll come to you.

GROUNDSKEEPING &
MAINTENANCE COMMITTEE

As Spring is in full bloom and the beauty of all the nature we live within comes to life we're reminded of just how much work it can be to maintain the area. We are currently looking to form an Ongoing Groundskeeping & Maintenance Committee to help keep our Common Area in tip-top shape from Spring to Fall.

At our Annual Meeting, we had fellow owners who wished to join the committee, but we could definitely use some more. Our goal is to have at least **TWO** supervisors and a total of **8-10 individuals** to join the committee.

Each week a supervisor would take a team of 4-5 out to peruse the Common Area (field and along the Creeks and bridges/walkways) and clean up anything necessary. While we have someone mowing our grass, we still have bushes and trees that may need trimmed back from the Common Area walkways and bridges.

This would also be an ideal time for assessing things that may need to be addressed further, such as trees that have fallen, bridges that need repaired, blockages in the creek, etc. Anything concerning and/or dangerous would need to be reported back to the HOA Board. This would ensure that these things aren't being done only once a year, or when something dangerous does happen.

If you're interested in finding out more or joining the Committee, email us at crosscreekshoa@gmail.com.



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ROAD RESURFACING

This letter was initially addressed to Coventry neighbors. However, at our Annual Meeting our property owners asked if it could be extended to include the roads for the entire HOA. Someone will be around shortly with a petition. In the meantime, if you have questions you can reach out to Bill Ray.

3/17/2024

Important Notice—Please read!!!

To ALL:

Covered Bridge Estates Homeowners**RE: Resurfacing of our roads**

Dear Neighbors,

We are fellow property owners and strongly feel the need to get our roads resurfaced! The bad road surfaces negatively impact our property values, and we are tired of having our cars beat up from the terrible conditions. Also, the longer we wait the more it will cost! Many have complained about the situation so I thought I would see what could be done.

I approached both the County Road Commission and Bedford Township for funding options and both indicated that the costs must be absorbed by the individual property owners. Therefore, I had the Bedford Township Supervisor's office prepare the Petition to start the process and I have it ready for signatures.

The proposed work is for the removal of the surface material and resurfacing only!

The Township has provided me with a list of all the owners names and addresses in Covered Bridge Estates to work from.

Each property owner must sign the document if we are to proceed! **If 2 people are on the deed both must sign separately.**

After the petition is submitted the County will get quotes and financing information and you will be informed of the long-term cost to you to have the work done. At that time, you will have the opportunity to remove your name from the petition if you do not agree to the cost! The costs will be added to your annual tax bill and spread over many years.

We will need 51 % of the 128 property owners to sign this petition for the project to proceed.

In the next several weeks one of our owners including myself will be coming to your door in the early evening or on the weekend asking for your signatures on the petition.

If for any reason you do not want to proceed to sign, please email me your name and address and I will remove your name from the list, and we will not contact you further.

If approved it may take a year or so for the project to begin but this is the first step.

Thanks for your support!

Bill Ray—email skipray@live.com, 7687 Coventry Dr., 419-344-5950

Charles Emmenecker-7711 Coventry Dr., 419-283-0720

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