

Cruce Lake Newsletter

2012 Annual Dues – Update:

Thank you to all of those residents that have paid their dues on time.

However, there are a number of residents who are now delinquent in paying their Annual Assessment for 2012 which were due on March 1st. Please remember that the Board members are all volunteers helping to manage our community. We have absolutely no desire to take on the additional role of bill collectors and are uncomfortable doing that. That is why delinquent accounts for which we have no communication from the homeowner will be turned over to collections. The cost of the collection is then added to the past dues and billed to the homeowner. Again, this is the last thing anyone on the board wants to do, so please contact any Board member to arrange for payment of your 2012 dues.

If you have not yet paid, then please make your payment now. The Board is more than willing to work out payment arrangements.

Covenants and violations:

It has come to the attention of the Board that we need to address the Covenants. Specifically, we have noted the following maintenance concerns within our community:

- Piles of yard trash and other debris in back yard
- Trash cans left in driveways
- Peeling paint on eaves
- Missing shutters
- Mold and mildew
- Unkempt yards (overgrown grass, weeds, dead plantation, etc..)

Pride of ownership adds value to our homes, is evident in the maintenance of our individual properties, and in the overall appearance of our subdivision. As homeowners, we all have responsibilities to do our part and to remember that we all agreed to adhere to the Covenants when we moved here. Failure to properly maintain your home not only impacts its value, but the value of your neighbor's homes as well.

If you are in violation of the Covenants, please take corrective actions immediately or contact the Board to avoid a warning notice from being sent out.

Lake usage:

Once again we are experiencing trespassers using the lake. There appears to be a misunderstanding by some residents about use of the common area and the lake. The following applies to both the common areas and the lake:

1. Fishing and use of all common areas is restricted to residents and their guests.
2. If you have a guest, you must be with them at all times when they use the facilities.
3. Under no circumstance does a resident have a right to “assign” fishing privileges to a non-resident.
4. Any non-resident unaccompanied by a resident is trespassing and if caught the police will be called.

We have had way too many issues in the past with non-residents using the facilities and getting belligerent when asked to leave. The police have been very responsive to our calls to remove trespassers. Again, no resident has any right to give that permission.

Activity Committee updates:

Many thanks to Hilary Davidson, Judy and Donna Yang for volunteering to be members of the Activity Committee! They will work with the Board and homeowners to coordinate some fun activities that we all can enjoy together. If you have activity ideas, please contact Judy at 770-714-1652 or Hilary at 770-349-5876.

ACC Committee update:

In addition to Ellen Abee, Bob Baker has graciously agreed to join the ACC Committee.

Meeting minutes:

As a reminder, meeting minutes are captured for all Board meetings and available to all homeowners upon request. The goal is to have this posted and available in our website but in the meantime, if you would like to see the minutes, please contact Pat Erwin or members of the Board.

If you have any questions, concerns or have interests in joining the ACC or Activity Committees, please contact a Board member.

Thank you!

Cruce Lake Homeowners Association

Board of Directors