

Cruce Lake ACC News Letter

Spring Letter

Dear Cruce Lake Neighbors,

Spring is here ! Time to get out ,spruce up and enjoy these beautiful spring days . Now is the time everyone wants to work in the yard and on the house. The weather is just right for doing this.

***Keep in mind, if you paint it, replace it or improve it,
chances are it needs ACC APPROVAL!***

For everyone's availability, in the newsletter, we have included a link to the Cruce Lake ACC standards, the instructions on how to apply for a modification approval and a modification form. It is a simple form that must be completed with details of the change that a homeowner would like to make to the exterior of their home or property. This form is reviewed by the ACC committee and they will either approve or deny the change-this form becomes a part of the records for the property address and is an extremely important document. This form protects the homeowner from an action by the HOA in the event that there are any complaints about the change that was made to the property.

The ACC committee meets to review each request. Improvement of homeowner's property is a plus for all homeowners in Cruce Lake. There have been freshly painted homes, new roofs, and needed trees removed which means a fresh look. We are trying very hard to have a reasonable turn-around- time so we are not holding anyone up in their new improvements.

The following things needed from all of us to maintain a beautiful and appealing neighborhood is just basic everyday things:

- ☐ Trash cans should be stored out of sight except collection days.
- ☐ Grass should be mowed every week.
- ☐ Grass around trees and bushes trimmed neatly.
- ☐ Brush piles should be disposed of properly, removed from the property.
- ☐ Edging done along with the mowing.
- ☐ Weeds kept in check.
- ☐ Driveways, sidewalk, curbs, porch, etc. kept clean of debris.
- ☐ Clear Newspapers, trash, or any items left by others in or near your property.
- ☐ Check gutters for clutter, leaves, etc., clean if needed.
- ☐ Vehicles are to be parked in garage/driveway not on the lawn/grass or street.

E-MAIL:

Hoa_accboard@crucelake.net

Hoa@crucelake.net

We're on the Web!

See us at:

[http://crucelake.net/forms/
forms.html](http://crucelake.net/forms/forms.html)

[http://crucelake.net/coven
ants/Covenants.html](http://crucelake.net/covenants/Covenants.html)

We have received complaints from neighbors about homeowners who have loose, hanging or missing shutters. Please review your home's exterior after some of the most recent high winds and storms. Your shutters may have become dislodged from the house.

Raising Livestock such as Chickens and Roosters is a covenant violation.

Forms and the HOA Rules and Regulations are conveniently available on the Cruce lake website from the links below. Be sure to review the HOA Rules and Regulations to determine if your request is "Approvable." If you cannot access or print the forms please contact a Board Member for a copy. Once you have completed your form, please submit it WITH plans, color samples, product brochures, etc. that may be necessary for the committee to make a decision. Also, remember that the volunteer committee may only meet once a month and because of this it can take up to 30 days to get your approval.

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chances are it needs ACC APPROVAL!***

Don't wait until the last minute to fill out your request and by all means don't forget to file a request. Don't be one of the home owners who has had to repaint days after new paint is applied because you did not get pre-approval OR be a homeowners who have had to replace a week old roof with an approved product. The roofing mistake can cost you thousands of dollars simply because you or your contractor assumes a roof is an approved product.

Do not let a contractor tell you something is approved; is an approved product; or that it doesn't need approval. The contractor has NO authority on this topic. Every individual homeowner is responsible for submitting their own ACC REQUEST for exterior changes.

One final note:

The Lake is community property the surrounding property is maintained by homeowners, we ask that those that fish be respectful of other people's property and that fishing is at your own risk.

Let's keep improving our neighborhood of Cruce Lake by keeping the manicured look as it enhances our property values. Kudos to all who do! Again, the goal of the ACC is always the same – 'To work with the homeowners and to keep Cruce Lake a beautiful place to live'.
Sincerely,

The ACC Committee