

Cruce Lake Chronicles

August 1 2007 Edited by John Sheppard shepart@aol.com

Issue #14 - It's been four months since our last issue so this one is chock full of information. Remember, this newsletter is one of the ways the HOA Board communicates to the neighborhood. We also have the web site at www.crucelake.net. Please read the newsletter and visit the web site often to see what's going on in our community.

Important stuff department:

Our HOA Board has grown since the last issue. As mentioned previously, Ed Walsh has joined the Board. In addition, we also have been joined by Harry Hauck. Please welcome them to the Board! We also thank them for stepping up and helping our community.

Harry and Ed are chairing this year's Nomination Committee for the annual election of members to the Board. Judy Yang will be assisting with this committee. If you wish to participate, please contact them immediately.

As you know, our neighborhood now has an attorney to help with issues that arise from time to time. Our attorney provides legal advice, keeps us current on homeowner association law, acts as a sounding board for issues that arise, aids in collecting annual dues and helps the Board maintain the covenants.

The Board is in the process of reviewing the budget for the upcoming year. We would like to vote an increase in the annual dues to pay for the costs of lawn care and maintenance, gazebo repair and maintenance, sprinkler system repair and maintenance, common area maintenance (pine straw), communication costs (i.e. web hosting, newsletter supplies, ACC notices, ballots, signage), legal fund, lake fund (maintenance and repair) and community activities. A lake fund is necessary so we can provide adequate maintenance on the drain valve, overflow valve and contaminant levels required by the Environmental Protection Agency (EPA). Should the overflow pipe become inoperative, we may suffer serious damage to the dam by not being able to draw down the lake.

Additionally the gazebo on the water is deteriorating and will need substantial repairs in the near future. It needs painting now.

Each year our expenses increase and the current annual dues are woefully inadequate. Developers routinely set artificially low annual dues for new sub divisions to attract residents. Many feel without a swim/tennis complex our dues should be low. Having a 12 acre lake and approx. 3 acres of common area, require a large amount of money to keep it attractive and welcoming to us and visitors.

The Board has been approached by several members to change the covenants. We officially need 2/3's vote to change the covenants. However, the board is willing to issue a variance on the following matters until we vote on the same changes by ballot at the annual election. If these items apply to you, please read the variances and understand they are only temporary. Once a vote has been put forth to the community, the ballots decide how the community wishes the covenants to read.

Article VI General Covenants and Restrictions

Section 6.20 Artificial Vegetation, Exterior Sculpture and Similar Items
Current: No artificial vegetation shall be permitted on the exterior of any property. Exterior sculpture, fountains, flags and similar items must be approved by the ACC. Playground equipment, basketball goals, and similar recreational equipment is permitted in the rear yard of Residence only in an area not visible from the street upon which the residence is located but shall not otherwise require the approval of the Architectural Control Committee.

Variance: Playground equipment and similar recreational (trampolines) is permitted in the rear yard in a location that provides the least amount of visibility of such equipment from the street upon which the Residence is located. All equipment must be kept in good repair and used only during reasonable hours.

Variance: Basketball goals and other similar sports equipment shall be permitted in the driveway. As per county ordinances, equipment cannot be placed in the street. All equipment must be kept in good repair and used only during reasonable hours.

Variance: Exterior sculpture and artificial vegetation will be permitted as long as size and quantity of sculptures are commensurate with the landscape of the surrounding homes. The Board reserved the right to reject the use of sculpture or artificial vegetation whose size or quantity created an eyesore or condition not in keeping with the general landscape of the Community.

The Architectural Control Committee has decided on guidelines for building detached garages, pools and sheds. Please refer to these guidelines when requesting approval from the ACC.

Detached garages: All garages must meet county building codes in addition to ACC requirements. All garages must be 15 feet from the property line, have a concrete foundation, maximum height of 12 feet at the peak and the exterior must match the house (hardy plank and color). The roofline must match the house in pitch and shingle color. Any windows must match the design of house windows. All garages must be maintained as part of the house and kept in good repair. The Architectural Control Committee must approve all garages prior to construction.

Pools: All pools must meet county building codes in addition to ACC requirements. All pools must be in-ground and surrounded by a fence style specified in the covenants and meets county requirements. The pool must be maintained as part of the house and kept in good repair. The Architectural Control Committee must approve all pools prior to construction.

Sheds: All sheds must have a permanent (concrete or block) foundation, The exterior must match the house (hardy plank and color). The roofline must match the house in pitch and shingle color. Any windows must match the design of house windows. All sheds must be maintained as part of the house and kept in good repair. The Architectural Control Committee must approve all sheds prior to construction.

Upcoming

The Annual Meeting and Election will be held on Saturday, October 13th at 12pm. We will have our Fall Picnic following the meeting. The Board will provide the barbeque and we ask that each resident bring a side dish. This is

the time of year the Board gives the community an update on things that have been accomplished over the past year, answer questions you may have and for all to have a good time.

Activities Committee is happy to report that the First Annual Fishing Tournament was a great success. All the kids and parents had a good time even though it rained most of the day. Quite a few fish were caught. The big winner was Matthew Hallman with thirteen fish. Congratulations to all of our participants: Matthew Hallman, John Arthur Fugh (Hallman's grandson), Brad Davis, Mark and Kyle Johnson, Rylee Brett (Abee's granddaughter), Jon and Cory Woody, Emily Moore, Erin, Emily, Kelsey and Amanda Goss, Kaitlyn Bjork, and Dylan and Brandy Miller.

Our first Book Club meeting was held on Tuesday, August 7th, at Tiffany Moore's home. It was attended by Tiffany Moore, Betty Warner, Pat Erwin, Christy Barrick and Alissa Goss. The book chosen was "My Sister's Keeper" by Jodi Picoult. The Book Club will meet next at Alissa Goss' house on Tuesday, September 11th at 7pm.. Please join us to discuss this book and choose the next.

The next Activities Committee meeting will be held at Alissa Goss' home on Tuesday, August 21st at 7:30 pm. Please join us to plan upcoming events.

Please submit all directory changes to Jeff Goss at jeff_cl@gosstoo.com. We love to share items with you but we also need to keep our records current.

New Neighbors Dept: Please welcome our newest residents, Frank, Dawn, Brandy and Dylan Miller at 1021 Arbor Lake Walk and Brad and Dayna Kiley at 1034 Arbor Lake Walk.

Yard of The Month Award: Congrats to Pat and Doug Erwin for being the Yard of the Month winners for June, Jim and Shelly Corredor for winning in July and Cindy and Steve Boyer for being the best looking yard in August!

Rodent Alert: A homeowner has trapped and killed a rat in their garage. Please keep all pet food in sealed containers and keep your eyes open.

Serious News Dept: This is a short description of a recent project that occurred down in the common area. The work was performed by our own Ed Walsh and Lamar Bulloch. This underscores our need for increased funds. The irrigation system took a power hit causing the submersible pump to cease operation. The water used for irrigating the common area is pulled from the lake using a submersible pump located beneath the gazebo on the lake. After pulling the pump, it was determined that both the Pump Control box and Pump Start Relay box were damaged. We replaced both units and at the same time repaired some broken pieces on the pump casing along with a new well seal. The total cost of the repairs was \$240. Luckily, we had some homeowners who volunteered their services. This saved substantial labor costs. Many thanks to Ed and Lamar! Lamar had the chore of going into the very cold water and free up the pump for removal and again to install it. Fortunately it does not look like the pump suffered any damage. The going price for a submersible pump our size (2hp) is in the range of \$800-\$1000. Keep in mind our pump is now 7 years old and it is expected to last only another couple of years. In addition, we replaced a number of missing ballisters, some broken decking boards as well as fabricating a new decorative arch to replace a missing one. Again, this was done by volunteers saving the cost of hiring contractors. Kudos to Ed and Lamar!



"It's Neighborhood Watch, not Search and Destroy."

That's all for this issue. If you have any questions, contact any HOA Board member. Here's a list of the current Board, their responsibilities and email addresses:

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Ed Walsh, Nominating Cmte Chair
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Harry Hauck, Board Member
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Judy Yang, Nominating Committee
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See you next issue! John