

Cruce Lake Chronicles

Yes, we're back after a well earned rest. This is the reincarnation of the first Cruce Lake newsletter of a few years ago. New HOA members ... new ideas ... and looking for everyone to participate! So without further ado ... here's the latest:

Update on Annual Meeting October 16 (by Ed Walsh)

I would like to update those who were unable to attend on the meeting details. We were fortunate to have a beautiful afternoon. Many thanks to all the folks who helped make this meeting a success. The purpose of the annual meeting is to update the residents on the current financial status of the HOA, elect board directors, and to discuss any open issues and provide residents the opportunity to ask questions or raise issues.

Election Results: The following people were elected to the board

Ed Walsh – President (new)	770-867-4342	edwalsh913@crucelake.net
Brenda Peppers – Vice President (current)	770-868-5439	bjpeppers@windstream.net
Tiffany Moore – Secretary (current)	770-868-8338	tmoore70@comcast.net
Diann Hallman – Treasurer (current)	770-307-2050	diannhallman@windstream.net
Brenda Singleton (new)	770-586-5234	bsing_us@comcast.net
Pat Erwin (new)	770-307-1645	patanddouge@comcast.net
Harry Hauck (new)	770-586-0921	hjh6249@windstream.net

Financial Status: Diann Hallman presented the financial report.

- As a result of continued cost controls, coupled with minor maintenance costs this year, there will not be a dues increase for 2011. Also factored into the decision was the fact that times are very difficult for many people due to current economic conditions.
- Unfortunately we have had some foreclosures this year. We were lucky to be able to receive initiation fees and dues when they got sold.
- Our capital reserve fund continues to be funded each year. This fund was started a couple of years ago for the express purpose of saving for any major repairs to the lake or the gazebos.
- The current budget contains a number of items budgeted for various repairs during 2010 (gazebos, irrigation, painting fences, etc) Fortunately we have only experienced minor maintenance costs this year. As a result, the monies earmarked for those repairs will be rolled over into the capital reserve fund for future repairs to the lake and gazebos.
- It is the intent of the board to hold controllable expenses to current levels thru 2011.

Note – A special word of thanks to Diann for her work as our treasurer. I'm not sure many people realize how difficult and time consuming the treasurer's job is. Aside from keeping track of dues payments from 70 plus families, there is the fun job of trying to get everyone to pay their dues. There are the tax returns, paying all the bills, insuring compliance with state and IRS rules governing HOAs. Even more

difficult and time consuming is the budgeting process. At best it is a difficult process. Diann is one of the reasons that the Cruce Lake HOA continues to be in sound financial shape.

Activity Committee : Tiffany Moore heads up the activity committee

Talked about the need for some volunteers to help with activities as well as provide ideas for possible activities you'd like to see next year. Some ideas already presented are hiring a Santa at the Gazebo, card games, bowling, and a book club. If you would like to help or have some ideas please contact Tiffany.

Future Maintenance Issues: Ed Walsh

Talked about various future maintenance issues. The biggest issues we will face in the future is the repair of the lake's drainage pipes. They were repaired a few years ago by volunteer neighbors, but the repair was really of a temporary nature. The system continues to deteriorate due to age and we will have to replace the system in the future. We are hoping that the system holds out long enough for our capital reserve fund to build up enough to cover the cost of replacement. The next biggest maintenance issues are the gazebos. The gazebo on the water is of the biggest concern. The wood is deteriorating and one of the corners is beginning to sag. We don't know if it is the piling sinking/rusting or if the floor beams are sagging. This gazebo has taken a beating the past year or so with all the rain. There have been at least 6 times that the gazebo deck has been covered by water from rain storms. At some point in the next 3-5 years we will have to make a community decision on the best option for that gazebo (ie, repair, replace, eliminate, etc). The gazebo up by the parking lot will need to be painted in the next couple of years. I think we can get by with doing some touch up painting on the railings and posts. I would guess the cost to have it painted would be in the \$3k - \$4 range.

Thank You ...

We have always been blessed in Cruce Lake to have so many people who are always willing to jump in and help make Cruce Lake a great place to live. I would like to take the time to thank some recent volunteers for all they do time and again. I also apologize in advance to those volunteers who I don't mention as I am sure there are other folks who do things that I simply am not aware of.

Paul & Teresa Meeks – for providing the water access so that the front entrance walls, signs and fences could be pressure washed.

Richard Singleton – for spending an entire hot day pressure washing the entrance walls and white fences. Also for volunteering to cook the hamburgers for the meeting

Betty Harris – for volunteering to help cook the hot dogs for the meeting.

Pat & Doug Erwin – for their never ending effort of collecting trash along Freeman Johnson as well as keeping the common area trash receptacles emptied into the Red Oak receptacle. Also thanks to Doug for waging the on-going battle to keep the beaver in check preventing further damage to the trees around the lake.

Joh Bucker – for mowing along Freeman Johnson in addition to one of the foreclosed houses and another house where the homeowner was just not bothering to keep it cut.

Regan Martin and Jon - for picking up trash along Freeman Johnson. (This seems like a never ending job on Freeman Johnson). Also for pressure washing the graffiti off the floor of the gazebo.

Lamar Bullock – There are just too many things that he's done for us over the years to mention here. The latest help was in straightening out the fence posts at the entrance and providing water so Richard could pressure wash the other side of the entrance. I've forgotten now how many times he has been critical in helping repair the irrigation pump for the common area sprinklers.

William Gee – for keeping the lot across the street from him mowed and looking nice.

Deborah Davis -for lending her time and expertise in determining the type and color paint needed for painting the badly faded Cruce Lake signs. And then for her considerable expertise in painting them.

Betty Harris, Brenda Singleton, Pat Erwin, Doris Walsh – for donating and planting the pansies in front of the Cruce Lake signs.

As you can see we are very lucky to have the type of neighbors who see something that needs to be done and just jump in and do it.

SPECIAL THANKS ...

While all the current and previous board members deserve our gratitude for volunteering their time and effort to work on the HOA I would like to thank one person in particular.

I would like to offer a special thanks to Alissa Goss who is finishing up her last year as part of the HOA. I don't know exactly how many years she has been serving in various capacities on the board but I know it is a bunch. She has been crucial in guiding the HOA through many complex issues and countless decisions, some of which were very difficult. I can't begin to imagine the amount of hours Alissa has given up for all of us through the years. We are truly lucky to have someone as talented as Alissa step up and manage the HOA. Cruce Lake is a better place because of her efforts.

ACTIVITIES COMMITTEE



Tiffany Moore heads up the activity committee and is looking for volunteers and especially ideas for potential community activities. Some ideas already presented were card games, bowling and a book club. Please email Tiffany with any suggestions you may have.

PARKING ON THE STREET



Unfortunately we've had another accident where a car parked on the street was hit by one of the residents on their way out of the subdivision. This makes the 3rd time a car on the street has been hit. Luckily no one was hurt in any of these accidents. We did learn something from the police on this last one. Since the streets in the subdivision are county roads, parking on them is not permitted. The owner of the parked car was cited as being partially to blame for the accident since they were parked illegally. So aside from having their car banged up, their insurance is probably going to go up since they were partially to blame. More importantly though is the concern that someone will end up getting hurt. So please do not park on the streets and become the 4th accident.

SPEEDING



We are getting complaints of people speeding through the sub-division. While some of the speeders are not residents, unfortunately many are. We have more and more children out playing and riding bicycles. So **PLEASE** if you are one of the speeders please slow it down and help protect the kids (and everyone else).

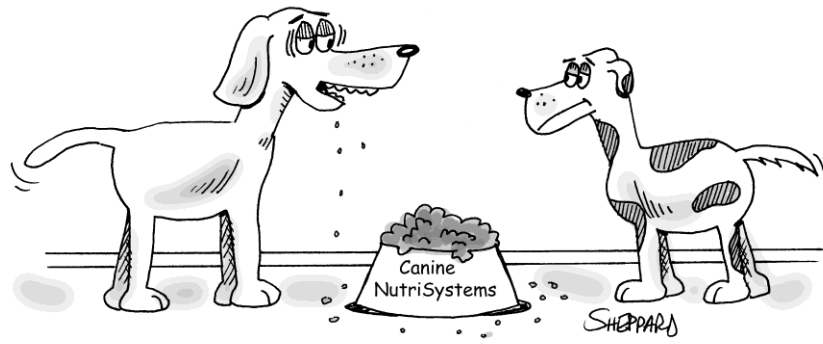
Last but not least a word of thanks to ... Bo the neighborhood wonderdog.



For those that have not seen him, Bo is a beautiful super friendly brown dog that has adopted Cruce Lake. He sits at the bus stops waiting for the kids to come and go. Every day he dutiful walks alongside many of the folks who regularly walk the sub-division. I also know for a fact that Bo was quite happy with the Annual Meeting. Maybe it was the 6 hotdogs he smooched, or the 4 hamburgers. It could have been the brownies and a few cookies he managed to score. Bo just loves the Annual Meeting and is looking forward to the next one.

Future Newsletters : Please do not hesitate to contact any member of the board if you have any suggestions for items you would like to see in the newsletter.

And speaking of Bo ...



"It's not as tasty as the normal meat by-products."

Sub-Division Directory Update

As some may or may know, we have a web page (<http://www.crucelake.net/>). One of things available on the site is the community directory. Our current directory is in dire need of updating. There have been a number of residents move in (and out) this year. Couple that with the usual amount of changes folks make with their email ids and it seems like a good time to do an update. While we recognize that not everyone has email, there are times when that is the only way we can quickly get a message out to as many neighbors as possible, ie, lost pets, etc. So please help us get the directory up to date by filling this out and dropping it in my mailbox at **913 Cruce Lake Dr.** or emailing the info to me at edwalsh913@comcast.net.

Last name : _____

First name : _____

Spouse/Significant other: _____

Street Address: _____

Phone # (home or cell): _____

Email IDs: _____

Community Business Directory Update

The web site also contains a page which lists businesses or services **provided or owned by residents**. If you would like to add your business or service to the directory then please email me the pertinent info and I will get it added. (edwalsh913@comcast.net)

We were also thinking about adding a listing of **non-resident owned businesses**. This would contain a list of businesses that residents have used and have had a good experience. If you used a business/or service that you've found to be reputable and are willing to recommend then please forward that information to me as well. We will decide if that is something we should add based on the response from the community.

Thank you,
HOA