

Cruce Lake Chronicles

Update on Annual Meeting October 15 (by Ed Walsh)

The weather cooperated by providing a beautiful day. There was an excellent turnout and the food was terrific. We far exceeded the number of voters required for a quorum and therefore the election of the HOA Board is official. The following folks will comprise the HOA board for 2012:

Ed Walsh	President ⁽¹⁾	770-867-4342	edwalsh913@comcast.net
Diane Woody	Vice-President	770-361-8421	di_cwoody@yahoo.com
Diann Hallman	Treasurer	770-307-2050	diannhallman@windstream.net
Pat Erwin	Secretary	770-868-8589	patanddoug@comcast.net
Brenda Singleton	Director	770-586-5234	bsing_us@comcast.net
Ellen Abee	Director – ACC Chair	770-868-8589	ellena1@windstream.net
Harry Hauck	Director	770-586-0921	hjh6249@windstream.net

(1) 2nd year of a 2 year term.

We are very lucky to have these folks step up and devote their time and effort on behalf of the homeowners. We also would like to thank outgoing directors Brenda Peppers and Tiffany Moore for all their efforts on behalf of the homeowners over the past 2 years.

The following is a rundown of the meeting. Please do not hesitate to call on any board member if you have any questions or concerns.



Financial: Diann Hallman provided an overview of the current financial condition of the Cruce Lake HOA. In a nutshell, the HOA is in excellent financial condition and is continuing to make progress in setting aside funds for future anticipated repairs to both the lake drainage system and both gazebos. As a result of ongoing cost cutting activities and lower than anticipated maintenance expenses there will not be a dues increase for 2012. Please contact Diann Hallman if you would like a copy of the current balance sheet. We all owe a debt of gratitude to Diann for continuing to do such an excellent job on our finances. It is at best a difficult and time consuming effort.



Vandalism: We've experienced a few incidents of vandalism to the gazebos over the past few months. Reports have been made to the police and they have been providing additional patrols at night. In addition the board contracted with Jackson EMC to install 2 security lights illuminating both gazebos. While we would have preferred to have the wiring placed underground, the cost was prohibitive. We tried to have the poles placed in such a way as to be least intrusive. Hopefully the additional lighting will help deter vandals. The police have told us to not hesitate to call them if we see people hanging around there late at night. They assured us they will investigate and remove trespassers.



Gazebo Repairs: The board contracted to have both gazebos repaired and painted this summer. Although the gazebo by the parking lot is in relatively good shape, the one on the water is in a state of advanced deterioration. This gazebo does not have a covered roof on it and therefore is more susceptible to the sun's damage over the years. There appears to be some structural issues with the supports in the water. In addition there is substantial rot to a good portion of that part of the gazebo above the waterline. We have solicited volunteers from the community with the necessary expertise to get together and try and ascertain the extent of the damage and to make recommendations to the board of what can be done to preserve the gazebo. It is the intent of the board to provide all homeowners the opportunity to provide input on the various solutions that come as a result of these volunteers investigation. A decision was made this summer to make some necessary repairs to both gazebos in order to insure the safety of anyone using them. Both were painted in order to help protect them from additional wear and tear from the elements and give us a couple of more years before we have to do major repairs.



Santa: Please mark your calendars – Santa has agreed to visit our children once again this year. He will be at the gazebo on December 4th from 4:00 to 5:00p.m. Full details will be provided as we get closer to the date.



Activities Committee: We would like to do a better job this year and hold a number of community events for both children and adults. We received a number of suggestions from homeowners (Easter egg hunt, fishing tournament, ornament exchange, movies at the gazebo, ladies night out, to name a few). With that in mind we are looking for some additional volunteers to help in organizing these events. There are no board meetings to attend, just pitch in a little time and effort to help organize the events. If you would like to volunteer please contact Hilary Davidson at 770-349-5876.



Beaver Problem: Once again the beavers have taken up residence in the lake and are beginning to cause some damage. This has been a fairly on-going issue but thanks to the efforts of Doug Erwin the beaver population has been kept in check by trapping and removing them. Left unchecked, the beavers will cause damage to the lake and homeowner's trees.



Architectural Control Committee (ACC): We are seeking volunteers to join the ACC board for 2012. The purpose of the board is to review and approve any external changes to homes submitted by homeowners to insure they are in sync with the existing covenants. In addition, the board is responsible for insuring that all homeowners adhere to the covenants thereby helping insure Cruce Lake remains a great place to live and helping insure home values are protected to the greatest extent possible. In these tough economic times it is even more important that each of us keep our homes maintained properly. All of us benefit from living in a well maintained neighborhood. Please contact Ellen Abee on 770-868-8589 if you would like to help serve on this board.



Cruce Lake Web page: Some of you may not be aware that we have a WEB page for the subdivision (<http://www.crucelake.net>). One of the aims of the board for the coming year is to do a better job of providing timely updates to the site with board meeting minutes, newsletters and other information of importance to the residents. The site also contains a directory listing the names and contact information of the residents. In order to protect this information the directory has been password protected. Please contact Ed Walsh if you would like to obtain the password for the directory information.



Business/Services Directory: One of the items on the site is a page (Neighborhood Businesses) which lists resident owned businesses/services. If you are listed on that page please review the information to insure it is accurate and up to date.

We've received numerous inquiries in the past from folks looking for recommendations for reputable contractors. Therefore we are implementing something new on that page. We are adding listings for non-resident owned businesses or services that are recommended by residents. We will only list businesses that residents have used and are willing to recommend. If you have used and will recommend such a business then please contact Ed Walsh with the following information

Business Name:	
Contact Name:	
Email (optional)	
Telephone 3:	



Volunteers: Once again we need to offer special thanks to all of those homeowners who donated their time and effort this year in helping maintain Cruce Lake common area. We have been extremely fortunate in the past to have people with the necessary skills jump in and help whenever there is a problem or job to be done. If we didn't have these volunteers we would certainly have had to contract for the services and rest assured our dues would be measurably higher as a result. The bad news is

that we always see the same people showing up to help. It sure would be nice to get more people involved and helping. It would just make it easier for everyone. So the next time you hear about a community work day, or a request for volunteers to help with something, please consider giving a small amount of time and effort.



Resident Contact Information: The HOA board tries to maintain a current listing of homeowner contact information so that we can easily get in touch with someone if there is an emergency or to communicate with residents about on-going activities. We also use this contact information to alert homeowners in the event someone reports suspicious people in the neighborhood. We've had 2 incidents in the past year or so where there was an emergency and we were not able to get in touch with the homeowners in a timely manner.

Please check the directory on the web page to insure we have the correct information listed for you. Please use the following form to provide updated information. You may return this form to any board member or email it to Ed Walsh.

Note – In an effort to try and control expenses the board is considering distributing newsletters and other communications via email. However we do realize that not everyone utilizes email so please contact any board member to let them know if you prefer paper copies of things like the newsletter.

Address:					
	Last Name	First	Home Phone	Cell Phone	Email ID
Primary					
Spouse					