



Cruce Lake Homeowners Association

P.O. Box 369 Hoschton, GA 30548

Spring 2022 Announcements Election Results for 2022

Thanks again to those that attended the 2021 annual meeting!! These meetings are your opportunity to catch up on Neighborhood news and visit with your old and get to know your new neighbors. We would like to continue to increase the participation for our 2022 meeting and hopefully gain new volunteers for the HOA BOARD!! If anyone would like to volunteer for the next board, please do not hesitate to reach out to any member of the Board.

In the event we resort to hiring a management company, besides being impersonal, they are EXPENSIVE. How expensive you ask, about \$180.00 per year PER resident. Typically, management companies charge \$10-\$20 per home per month. Let's take the medium figure \$15 x 70 residents = \$1,050.00 per month x 12 months would cost approximately \$12,600.00 PER YEAR.

We did have a quorum, making the election valid. We are thankful for the residents that take interest in our beautiful neighborhood and elect to participate in keeping it the best it can be. For the second time in many years, we have a FULL Board. Your 2022 HOA Board of Directors and elected officers are as follows:

President	William Gee
Vice President	Chris Hamlet
ACC Chair	Brett Abee
Treasurer	Kim Bjork
Secretary	Connie Hamlet
Neighborhood Watch	VACANT
Board member	Lisa Gee
Board member	Ken Johnson
Board member	Courtney Brown
Board member	Stacey Thacker

Please remember the HOA Board of Directors are here for the residents of Cruce Lake. Please feel free to contact any director with questions, comments or suggestions. The contact information for all the Board Members is on the resident directory. If you do not have the password, please contact William Gee @ 404-569-8183.

HOA 2022 Assessment were due March 1st, payments not received by April 1 will receive a 30-day late notice with late penalties attached via mail. We have a handful of residents that have not paid as of 4/28/2022, 60 day notices will be mailed early May. As a reminder, The Board established a 30/60/90 plan several years ago to enforce our annual dues, we have tried to be considerate and understanding to any resident that fell under hardship by allowing them to pay beyond this plan. The Board, mainly the president and treasurer, would reach out personally to the residents that had not paid timely, following up with calls, texts, emails or door knocks to "ask" the residents to pay their dues. This process was entirely too labor intensive, and was generally not fruitful.

Residents with unpaid fees will receive a letter of reminder with late payment penalties (interest) applied at the following intervals 30/60/90 (April, May and June). Any resident whose dues remain unpaid by July 1st will be sent directly to the collection company we have contracted with for resolution. **Once a resident has been assigned to the collection company, by contract the resident must deal directly with that company for the terms of their payment.**

ACC

Please remember that if you are making any improvements, changes or updates to your home you must fill out a form with the ACC. These forms are available on the website, Cruce Lake Face Book files section or from Brett Abee.

Many residents indicated they enjoy having the rope lights around the gazebo remain on, because of this we keep them on a timer, they highlight the focal point of our neighborhood. We will need to replace the rope lighting as they are failing when we replace the roof later this year. If anyone has any interest in assisting in this project please let a board member know, we will need quotes for led lighting and installation.

YOUR NEIGHBORHOOD, YOUR BOARD

We had greater interest this past year, which is GREAT!! If anyone is interested in joining the Board this coming year, please reach out to any of the Board members listed above, we always encourage our residents to participate. It is extremely important to continue resident participation, with an absence of participation the HOA would have to be turned over to a management group. If that were to happen, the management company would charge a fee for their services, which would mean an increase to our HOA dues. The Board past and present has worked diligently to keep our annual dues reasonable; it would be a shame to increase the dues due to a lack of resident interest. We've all had friends that live in a neighborhood that is run by a management company and heard the horror stories from them, please consider becoming an active member of the HOA Board.

FACEBOOK GROUP

If you are not already a member of the Cruce Lake Face Book page, we encourage you to do so. This is an excellent way for residents to stay informed of upcoming events, ask for assistance from one another or to be notified of concerns in and around our community.

2021 REVISITED

There are many in our neighborhood who see something that needs to be done and do it without asking for or expecting any recognition. The board would like to thank all of our Cruce Lake residents for your unnamed acts that help keep our community beautiful!! THANK YOU!

2022

If you have a suggestion for a committee, an activity or have a concern that would involve the Board, please reach out and we will gladly assist in any way that we can.

It would be wonderful if we could have an entertainment committee this year! Some suggestions we have heard in the past are group activities outside the neighborhood, establishing a rotating card club, board game night, weather permitting activities at the lake fire pit, horse shoes, corn hole.