

CROSSROADS

Connection

July 2019

CROSSROADS PARK HOA COMMUNITY NEWSLETTER

Volume 1, Issue 2

LETTER FROM THE PRESIDENT

Hi Neighbors!

Hope the summer months are finding you well and you have been able to enjoy some time outside or with family! We have lots of stuff to talk about!!

Billing

Most everyone knows about the billing issue we had this year. Here is a short recap: The management company mistakenly sent out billing statements with the wrong return address. That was corrected on the second billing statement, but many of us did not see this on the second statement. We all waited (SEVERAL weeks) for the Post Office to send our checks back. The HOA suspended late fees until March 20, 2019. If you are still unpaid, please get in touch with the management company to get your account taken care of.

New Board Member

Laurie Smith-Eman had to resign from her position as Treasurer/Secretary at the end of January. The board chose an alternate resident that had expressed interest at the annual meeting in 2018. Tina Veserra is our New Treasurer/Secretary. She has over 47 years of banking experience which includes financial accounting, operations management and Secretary to the Board of Directors and other banking committees. She presently works as a Senior Consultant for a risk management company auditing financial institutions in compliance and internal controls. She is a resident on Prestige Row since 1993, coordinates the Garage Sales and is a block captain.

Newsletter

Did you miss your April 2019 newsletter? Ugh... we all did! Unfortunately, we sent in all of the articles and documents to have the newsletter printed. Unfortunately, the newsletter company overlooked printing OUR newsletter! And yes, we chose to not print it because it contained time sensitive articles – about the pool opening, Splash Day, etc. No need spend money printing a newsletter that doesn't give you much information. Consequently – this newsletter will be LONG!!

New Management Company

I am sorry to report that we will be changing management companies this year. The board has spent quite a few hours interviewing management companies and asking specific questions that apply to our subdivision. We have chosen Randall Management as the new company. At this writing, we do not have a specific property manager. There will be future communication from the new company sent to residents about this. They will become our new company on August 1, 2019. We hope that we will be able to continue to contract Randall for many years.

Landscaping

YAAAAAYYYY! The beds on Wortham/Crossroads and Wortham/Kilkenny have all been replanted and landscaped with new plants! The board worked hard to get reasonable bids to have the landscaping completed and we hope that everyone is pleased. The landscaping will change and fill in as the plants grow, of course. It should be beautiful in coming years!

Property Inspections

The management company performs regular inspections of our neighborhood in accordance with our deed restrictions. Some things that the property inspector looks for when conducting the drive through of the community are listed below. These would be considered a deed restriction violation and would result in a letter being sent to the household. There is a formal process in place with the Association and the State of Texas for deed restriction enforcement that the management company and the HOA Board fully adheres to.

Some of the more commonly cited restrictions:

1. Lawns in need of mowing
2. Flower beds and tree wells in need of weeding
3. Storing garbage and garbage cans in public view
4. Mildew on homes
5. Broken fence pickets
6. Items stored in driveways (trailers, boats, construction equipment, etc) and not out of view from the street
7. Parking of commercial vehicles and vehicles in the street

Please remember when you purchased your home you agreed to be part of a Homeowner Association and signed a contract to adhere to the governing documents known as deed restrictions. Please be sure to read your governing documents and know what ALL the restrictions are. If you do not have those documents from the purchase of your home, they are available on the property management website.

2019 Pool Season and Pool Tags

Splash Day was held on May 11 this year. If you are new to the neighborhood, this is the day the pool opens. Pool tags are distributed every year at the end of May. Usually residents are given three days to pick up tags. You can have a neighbor or relative pick up tags for you with a note that is signed by the resident stating such. Residents requesting tags after those dates incur a \$10 household charge. We, the board members, distribute pool tags on our own time so that your dues are used to take care of real subdivision maintenance issues. We would

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IMPORTANT NUMBERS

HOA President

Sheila Schlesener.....mustangsheila@sbcglobal.net

HOA Vice President

Marianne Roth..... meroth2000@yahoo.com

HOA Treasurer

Laurie Smith-Eman..... ljstar54@aol.com

POA Board President, Gerald King

POA Board Vice President, Brian DelSignore

POA Board Treasurer, David McGee

MUD #29, Director for NW Harris County

Doug Wehring..... 281-890-1618

HOA Architectural Review:

VanMor Properties, Inc 832-593-7300

Garage Sale Coordinator:

Tina Veserra 832-341-2380

Crossroads Newsletter Coordinator:

Sheila Schlesener.....mustangsheila@sbcglobal.net

Pavilion & Baseball Field Coordinator:

David Ellison elldog8@comcast.net

Pool Management Company:

A-Beautiful Pools..... 281-376-6510

PROPERTY MANAGEMENT COMPANY

VANMOR PROPERTIES, INC.

8711 Hwy 6 North, Suite 270, Houston 77095

Email: Jimmy@VanMor.com

RESIDENTIAL AND/OR POA EMERGENCY

WATER SHUT-OFF

EDP 832-467-1599

(Can't FIX water problems, but can turn off water to leaking water sprinklers, etc) Report broken sprinklers, running water, email general water problems to VanMor.

SECURITY PROVIDED BY HARRIS COUNTY

SHERIFF'S DEPARTMENT

Patrolling Officers: * Deputy Brukardt * Deputy Moore *

If you have an emergency, dial 911.

If need police assistance, please call the Sheriff's Office at 713-221-6000. This is a non-emergency number.

NEWSLETTER PUBLISHER

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(Continued from Cover Page)

prefer to get them done all at once. Running around to 100 or more residents all summer is beyond what we feel any volunteer position includes. We are looking into changing this next year and the policy will be much stricter.

THANK YOU to all the volunteers that helped with Splash Day! Thanks goes out to Brent and Stacie Biggs and Linda Trimpe for your help with pool tags, cleaning up, putting everything back in storage and all the extras! We tried something different this year because of the weather! The possibility of rain had the board thinking of other ways to have our normal "picnic" lunch. Thank you Tina and Joe Veserra for cooking all the hot dogs and an AWESOME new idea for serving them! And – of course – thank goes out to Board Members, Tina and Marianne for doing all the shopping, getting the ice and drinks, getting all the tables set up and ready I could go on and on! If you see them around, please thank them for their volunteer hours!

Social Activities

For those of you that were at the Annual Meeting, I talked tentatively about forming a couple of committees that could help out with community events or consider action on tasks. Committees are advisory in their function. They present additional ideas and data in the form of a report to the directors of the association. I have worked on the definitions and considered what committees we would like to have. The committee I would like to start is the "Recreational Improvement Committee". This would be an Ad Hoc committee which, by definition, is a committee formed for a specific task or objective and is dissolved after the completion of the task or achievement of the objective.

Recreational Improvement Committee: Research, recommend and report on the improvements that are needed at the recreational property of Crossroads Park, 9530 Brookhaven Park. The committee will research the assets on the property and determine what improvements need to be made. This will include contacting vendors to determine the cost of the improvements. The committee or a committee member will report their findings and submit a recommendation to the board.

As I stated in the February newsletter, I would like to get this started. If you are interested, please email me – Sheila – at mustangsheila@sbcglobal.net. (I did not receive any response from the last newsletter.) This does not mean you are bound to being on a committee, just a note to say you may be interested.

In closing, I would like to say that we have a lot of aging assets. Here are some the things, we'll be considering for future improvement:

- 1) Part of the Sprinkler System – some parts have been in operation for 15 to 20 years
- 2) Evaluation of the electrical system at the pool
- 3) Trimming of the trees around the pool
- 4) Pool pump replacement
- 5) Pool coping replacement
- 6) Evaluation of the playground equipment
- 7) Lighting at the front sign
- 8) Other landscaping (not the beds at Wortham/Crossroads or Wortham/Kilkenny)

The board is working on making a plan to repair or replace many of these assets. But, it will be a plan. These repairs or replacements will have to happen over a couple of years. Hopefully some of this could be accomplished with volunteers. If you have the skills needed for some of these tasks and would not mind giving a day of your time to help, please send me an email!

Thanks everyone!

Sheila

COMMUNITY-WIDE GARAGE SALE

Saturday, Sept 21, 2019

7:00 am to 2:00 pm

(Rain date Sept. 28, 2019)

SAVE THE DATE!

Clean out those closets and garages! It's time to sell your treasures to someone else!

Please remember to watch out for your kids and pets. Drivers are distracted and aren't always watching other roads like they should be.

Treasure lookers come early, so set your alarms and be ready!

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Trash Cans and Garbage



One of the expenses we pay the management company for is to drive the subdivision and report on Deed Restriction violations. I think this is also one of the most controversial things that homeowners bring up when talking to each other and talking about their HOA's.

In Crossroads Park, one of the more frequent reports we see is for trash cans that are being stored in public view. This may be a sore spot for you, but it is a part of the "Declaration of Covenants, Conditions and Restrictions for Crossroads Park". This may also be a sore spot for your neighbors! We all want our community to be beautiful and our property values to remain high. Please consider the impacts of your actions. What if everyone left their garbage or garbage cans out where everyone could see them – whether just outside the fence, outside their garage or sitting on the side of their house?

Please review the restriction in Article VI, Section 6. If you are receiving letters, you are violating the rules.

COVENANT CORNER

Section 6. Disposal of Trash

No trash, rubbish, garbage, manure, debris or offensive material of any kind shall be kept or allowed to remain on any Lot, nor shall any Lot be used or maintained as a dumping ground for such materials. All such matter shall be placed in sanitary refuse containers constructed of metal, plastic and masonry materials with tightfitting sanitary covers or lids and placed in an area adequately screened by planting or fencing. In a manner consistent with good housekeeping, the Owner of each Lot shall remove such prohibited matter from his Lot at regular intervals at his expense.



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Phone: 713-203-8623

BABYSITTING (ALL AGES)

By Reagan David.

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Phone: 281-979-1529

BABYSITTING

By Sophie Ferrante.

Date night, need to grocery shop alone or just a few hours to yourself?

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Phone: 281-460-3771 or 832-710-7009

NEED A RIDE? UBER DRIVER!

By Kerdonna Blair.

Need a ride to the airport or a ride home from the airport? Pick up your car from the shop or a ride to a local doctor? Independent Driver close to you! Give me a call if you need a ride!

Phone: 713-703-8340

PET SITTING

by Marianne Roth.

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Phone: 281-451-3421

PET SITTING

by Nell Jordan.

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Phone: 281-744-9956

FITNESS PROFESSIONAL

by Fatima Jara.

I offer professional fitness training in a personal or group setting. I also provide nutritional guidance.

Phone: 832-675-0333

Stain Solutions

Try as you might to prevent them, spills, drips and splatters in your house are inevitable. Whether you, your family or your guests are the culprits, stains happen. Most, if not all, are treatable, especially if you act quickly and use the right stain-removing technique.

If there's an accident on your carpet or a rug, start by scooping up any solids and soaking up any unabsorbed liquids. Then, blot the stain with a white cloth or paper towel. You should work from the outside in so you don't spread the spill, and dab at it instead of rubbing or pressing hard.

You also can try spot cleaning with a soapy water mix. Dilute a ¼ teaspoon of clear hand-dishwashing soap with 1 cup of lukewarm water. Spray the solution on the stain, and mist the area with clean water or blot with a wet towel. Then blot the area with a dry towel. Repeat this process until you get as much residue out as possible.

Follow these specific instructions for cleaning up the more stubborn stains and sticky spots on your floors:

- Red wine: Begin with the same three steps—blot, apply soapy water and rinse. Then, dribble very hot water from a sponge onto the spill. Continue to blot with a clean towel, and repeat until the carpet no longer shows any red.

- Soft drinks and coffee: Begin with the same three steps—blot, apply soapy water and rinse. Then dab on hydrogen peroxide. Wait one hour before repeating the process. Hydrogen peroxide bleaches a stain without breaking down carpet dyes. Use a 3 percent solution, which can be found at a drugstore, and apply at full strength.

- Candle wax and chewing gum: These are easiest to remove when hot or cold. For the cold method, harden the spot by rubbing it with an ice cube inside a plastic bag. Then, carefully scrape off the residue with a dull knife or a plastic card, such as an expired credit card. For the hot method, apply paper towels over the waxy area, and then use a clothes iron on low heat to soak up the wax. Replace the paper towels until all the wax is removed. Use a hair dryer to heat gum. Then with a plastic bag over your fingers, pull the goo off.

So the next time your carpeting endures a nasty spill, rest assured that it doesn't have to become a permanent stain. With these simple tips, you can keep your carpets and rugs looking great for years to come.

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RECIPE OF THE MONTH

Watermelon Salad

2 tablespoons white wine vinegar
1 lime, zested and juiced
1/4 cup extra-virgin olive oil
1 red onion, thinly sliced
4 cups seeded watermelon chunks
1 cup crumbled feta cheese
1/4 cup mint chiffonade
2 cups baby arugula

Directions:

Add the white wine vinegar, lime zest and juice to a small bowl. Whisk in the olive oil and season with salt and pepper. Add the thinly sliced red onion and let marinate for 5 to 10 minutes as you prepare the rest of the salad.

Add the watermelon, feta, mint, and arugula to a large bowl. Toss with the vinaigrette and serve immediately after dressing.

Recipe courtesy of The Neelys, www.foodnetwork.com



Flooding: How to Protect Your Family & Finances

In many areas, flooding is the most common and costly natural disaster—and it can happen here. Just one inch of water in your home or office can cost thousands of dollars in cleanup and replacement costs, including drywall, baseboards, floor coverings and furniture. You may think you're covered, but many homeowners' insurance policies do not cover flooding.

Here are several reasons to talk to an insurance agent now about flood insurance.

- There is usually a 30-day waiting period before coverage begins.
- Coverage is relatively inexpensive.
- Renters can buy flood insurance for personal belongings or business inventory.
- Basement coverage includes cleanup expense and repair or replacement of items such as furnaces, water heaters, washers, dryers, air conditioners, freezers and pumps.
- You do not have to repay flood insurance benefits as you do with disaster-related assistance loans.
- You can receive payments for flood-related losses even if no disaster was declared.

Learn more about flood insurance at www.floodsmart.gov. There are things you can do to prepare your home and

family now for flash floods:

- Make a family emergency plan. Emergency preparedness is everyone's responsibility. Write down your plan. Decide ahead of time where you will go if you have to leave and where family members will meet up. Identify an out-of-town emergency contact.
- Get supplies for an emergency kit. Start with three days' water and three days' packaged and canned food. Add a battery-powered radio and extra batteries. Store in waterproof containers with wheels or that you can lift so you can take them with you. For details about preparing an emergency kit, visit www.ready.gov/america/beinformed/floods.html
- Stay informed about what could happen. During storm season, listen to local media for up-to-date reports on weather watches and warnings. Keep a battery-powered portable radio—with a NOAA weather band—handy in case the power goes out. Choose one.

Learn more about preparedness at www.ready.gov/america/beinformed/floods.html.



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