

CROSSROADS

Connection

January 2020

CROSSROADS PARK HOA COMMUNITY NEWSLETTER

Volume 2, Issue 1

Letter From The President

Hello Neighbors,

As we start out 2020, I would like to thank the other board members for their hard work. The three of us have put in many extra hours in 2019 to get several things in Crossroads Park straightened out or taken care of. I am grateful for the support and guidance of Marianne and Tina. They have provided many ideas and insights into changes that we can and have made to improve and reform some of the subdivision activities. Together I feel we are developing a great plan for Crossroads for the future!

First, I want to thank the Christmas Decorating Committee. After putting together a plan, they got together on the Sunday before Thanksgiving to put up decorations. An extra thanks goes out to these people: Jim Keeling for cutting out and painting all of the candy canes. He took his time for several months to cut out all and get most of the candy canes painted. To Erica Hidalgo for getting all of the candy canes fixed up with paint and glitter. They really stand out! To Tina Veserra for making our plain, bland wreaths into beautiful new ones with lights, ribbon, ornaments and lights! Thanks to Tina and Joe for getting them hung up at the front entrance sign too! Also to Erica, Stacie and Elizabeth for getting everything and everyone together! Thank these people if you see them around. They did a great job this year: Pedro and Erica Hildago, Elizabeth and Phil Enstad, Justin and Audrey Ogren, Brian and Leah Del Signore, Jim and Maria Keeling, Staci Biggs, Lynn and Bill Day, Tina and Joe Veserra

Being the first of the year, I am sure you have all received a notice for payment of the 2020 dues. As a resident who has been in the subdivision over 20 years, I find it incredible that we have relatively low annual fees. The by-laws allow the board to raise dues 10% every year. There have been many years that the rates have not changed. The board has reviewed at all of the expenses we incur each year and we are looking at what we can possibly do differently to use our money wisely.

The chart shown here shows a comparison of 2008 to 2018 expenses – 10 years! Some items have been grouped together so that

the list wouldn't be so long. Overall, our expenses have increased an average of 26%, but our dues have only increased 10%. This is why we are falling behind! Our income is not letting us grow. Our income is not helping us keep up with maintenance needs. And our income is not enough to help us save money for the future!

Item	2008	2018	Comments
Contracts			
Management Company	14,500	16,926	
Mowing/Landscaping	14,100	20,601	
Pool Service	29,000	41,276	
Electricity	14,000	6,410	
Water/Sewer	2,200	4,539	
Sub-total Contracts	73,800	89,752	22% expense increase since year 2008
Reoccurring Fees			
POA	59,576	53,580	
Legal, Taxes, Audit	4,700	14,196	
Repair and Maintenance	2,000	8,812	
Pool Repairs	3,000	9,915	
Insurance	10,700	14,436	
Misc.	5,244	10,256	
Sub-total Fees	85,220	111,195	30% expense increase since year 2008
Grand Total	159,020	200,947	26% overall expense increase since year 2008
INCOME	177,520	190,820	7.49% increase since year 2008
Yearly Resident HOA Fees	539	594	10.20% increase in fees since year 2008

Some of our thoughts about 2020 have come from looking at other communities to see what they are doing. Some of them have provided us with ideas that might save us money.

The prevalent thing that we see is communities that do not have lifeguards at their pools. For 2020, we will be changing our pool service to try this idea. Lifeguards cost us \$35,000+ a year. That is

(Continued on Page 2)

IMPORTANT NUMBERS

HOA President

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

HOA Vice President

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

HOA Treasurer

Tina Veserra..... tveserra@sbcglobal.net

POA Board President, Gerald King

POA Board Vice President, Brian DelSignore

POA Board Treasurer, David McGee

MUD #29, Director for NW Harris County TBD

HOA Architectural Review:

Randall Management 713-728-1126

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:

TBD

PROPERTY MANAGEMENT COMPANY

RANDALL MANAGEMENT

6200 Savoy, Suite 420, Houston 77036

Property Manager: Carlos Mata

Email: cmata@randallmanagement.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

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.

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(Continued from Cover Page)

a significant amount of money for a small community like ours. The change in the contract will allow us to install card readers, have cameras for security and revise our insurance. The savings will also allow us to repair and update other areas that have not been looked at for 20 years.

We have not finalized the rules or the pool waiver/paperwork that residents will need to fill out to get pool tags. There will be more information about this in coming months.

I know I have been telling you about the changes and/or update we made for 2019, but here is a recap.....

1. One of the things everyone seemed most concerned about was the upkeep of the large planted beds at entrances on Kilkenny at Wortham and Crossroads Park at Wortham. The old bushes were taken out and new bedding plants put in.

2. The new bedding plants led to another expense – sprinkler system changes. The sprinkler heads in the planted beds had to be changed so that the water was not spraying over the plants.

3. We are now with a new management company – Randall Management. One of the nice options they bring with them for residents is the ability to pay your assessments fees over three months with no fees. They also help out the board tremendously with the everyday activities of running the subdivision.

4. We brought on Frogman's Lawn Service to take care of the property mowing and landscaping. The property at the pool, the baseball and soccer fields and the landscaped beds look wonderful!

5. A portion of the leaky sprinkler system at the pool has been repaired and/or replaced. The main valve coming into the property and the riser valve for the sprinkler system were both leaking. The plumbing and valves were the original fittings from 25+ years ago!

A new year is upon us and I would like to wish all of you happiness, inspiration and prosperity in 2020! As this New Year begins, keep a positive attitude, try to find the good in situations and the good in the people around you and last, but not least, I hope this year is filled with things that make you happy!



Christmas Decorating

The Christmas Decorating Committee did a wonderful job getting Crossroads ready for the holiday! Several volunteers took a couple of hours on Sunday, the 24th of November to get all of us in the Christmas spirit.

An extra thanks goes out to these people: Jim Keeling for cutting out and painting all of the candy canes. He took his time for several months to cut out all and get most of the candy canes painted. To Erica Hidalgo for getting all of the candy canes fixed up with paint and glitter. They really stand out! To Tina Veserra for making our plain, bland wreaths into beautiful new ones with lights, ribbon, ornaments and lights! Thanks to Tina and Joe for getting them hung up at the front entrance sign too! Also to Erica, Stacie and Elizabeth for getting everything and everyone together!

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Pedro and Erica Hildago, Elizabeth and Phil Enstad, Justin and Audrey Ogren, Brian and Leah Del Signore, Jim and Maria Keeling, Staci Biggs, Lynn and Bill Day, Tina and Joe Veserra



Wishing you and yours Prosperity,
Good Health and Happiness in
2020!

Buying, selling or relocating, let me
help you find that special place to
call your own. Call me to assist you!



SUSAN MCLEROY

REALTOR,® ABR, ASP, MCNE, SRES
Accredited Home Staging Professional
Certified Negotiations Expert
20 Year Cy-Fair Volunteer
Native Houstonian

713.299.6755

Susan.McLeroy@GaryGreene.com

2020

HAPPY

New Year

**Better
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GREENE**

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Waste Management Changes

Additional Services from Waste Management

We heard from quite a few residents about the changes in our garbage service. Because of the emails and/or calls you sent to the board or the management company, we looked into what we could do to help with the transition. We, in turn, attended a Harris County MUD district meeting to ask about the change in their service. Waste Management has now set up two new services to help our residents.

1) Assistance with trash pick up

Assistance is available for residents with special needs. If you have a disability or are having issues getting your container to the curb for valid reasons, you may request assistance by calling the Call Center at 800-800-5804. An agent will discuss needs with the resident and communicate those needs to a Public Solutions Manager. The manager will then contact the resident to discuss and coordinate the needs with the Operations Team.

2) Additional cart or containers for residents

Residents who would like an extra container may get one for an additional rate of \$8.00/month per container. This service is billed annually (one time for the year) with the billing period occurring from January 1 to December 31. A full year will be \$96.00 and that does not include taxes. If you initiate service any time during the year, the amount will be prorated. Service will continue for the following years unless cancelled. You may request an additional container by calling the Call Center at 800-800-5804 or by email at cssatex@wm.com.

Our MUD district has contracted with Waste Management for their services for the next 5 years. If you have questions, please contact them for help.

Assessment Payments

The yearly association fee is \$640.00 for 2020. Randall Management gives you several ways to pay your assessment.

1) Online – Go to www.cabanc.com and make a one time payment. This will take you to the 'Mutual of Omaha Bank' site where you will need to have your statement and fill in all of the fields.

2) Online - Go to www.cabanc.com where you can set up automatic payment withdrawals from your account. This will take you to the 'Mutual of Omaha Bank' site where you will need to have your statement and fill in all of the fields.

3) By check – Use the payment coupon on your statement. Mail your check along with the payment coupon in the envelope provided.

Randall Management allows residents to make payments for xx months on a payment plan. When using this plan, payments do not incur any fees. Payments must be set up on an automatic withdrawal plan. Also, there is no service charge for payments made through your checking account.

If you are unable to pay your assessment, please contact the Accounts Receivable Department at 713-728-1126, option 1. You may set up a payment plan and the collection fee of \$25 will stop accruing as long as payments are made as agreed.

Spring Garage Sale

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 the road like they should be.

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

SAVE THE DATE!

SPRING GARAGE SALE

SATURDAY, APRIL 18, 2019

7 AM – 2 PM

RAIN DATE: SATURDAY, APRIL 25



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Make Your Weight Loss Goals *a Reality*



(Family Features) Losing weight is a highly personal journey as a wide range of factors can affect a person's ability to do so. There's no one approach to weight loss; rather, the best approach is the one that fits your life and body best.

Get motivated to reach your weight loss goals with these expert tips.

Set realistic goals. Most experts agree you shouldn't lose more than 1-2 pounds per week. More rapid loss may shock your system, and chances are you're depriving your body of important nutrients. More aggressive loss is also less likely to be permanent or sustainable; long-term results generally come with steady loss over a period of time.

Eat well. Regardless what eating plan you choose, recognize the importance of nutrition in your weight loss program. Weight loss occurs when you burn more calories than you consume, so build your menu around nutrient-rich foods that fill you up. Strive for a well-balanced diet that encompasses all the food groups and, if necessary, discuss your goals with a doctor or nutritionist who can help you identify the best foods to enjoy and those to avoid.

Consider a supplement. If managing cravings or your appetite hinders your weight loss, a supplement may be a good solution. For example, RiduZone is a patented supplement that gives your body more of a substance it already creates called Oleoylethanolamide (OEA). In essence, OEA tells your brain you are full and it's time to stop eating. Developed and endorsed by Dr. Jay Yepuri, a board-certified gastroenterologist, the supplement is a non-stimulant that may help you feel full faster to reduce caloric intake and boost metabolism to burn stored fat.

Get active. Creating a calorie deficit is necessary to lose weight, and increasing your physical activity helps ensure you're burning calories. However, getting active isn't just about playing the numbers game. Physical activity also promotes overall wellness with numerous physical and mental health benefits, including improving circulation and stimulating feel-good endorphins.

Stay committed. It's easy to fall off your weight loss plan when unexpected circumstances arise. Give yourself a little grace and

permission for occasional misses so you stay motivated to get back to your program. That may mean waiting for a cold to pass and doing less strenuous workouts at home or making extra healthy choices at mealtime in advance of an indulgent event. To help make keeping your commitments easier, consider an option like RiduZone to boost your body's natural appetite-curbing power.

Find more information to help jump-start your weight management program at TryRiduZone.com.

What is OEA?

Oleoylethanolamide (OEA) is a metabolite of oleic acid, a naturally produced substance that interacts with appetite-controlling receptors in the small intestine to signal the brain you are full. It also helps boost metabolism. However, as a result of food choices and excess body fat, naturally produced OEA may require supplementation to achieve the desired effect on appetite or body fat.



Created to mimic this naturally occurring metabolite, RiduZone is the only weight management supplement that

contains OEA as an ingredient. Its production has been reviewed and is accepted as safe by the Food and Drug Administration.

Less fat

A clinical study published in the "Journal of Lipid Research" shows higher blood levels of OEA, which is derived from oleic acid-rich olive oil, correlate to lower amounts of body fat. This means weight loss results may be more visible.

Fewer calories

A prominent research study published in the journal "Food & Function" shows higher circulating levels of OEA can result in a significant reduction in calorie intake. Over time, OEA users become satisfied with smaller, healthier-sized portions.

Photos courtesy of Getty Images #15081, Source: NutriForward, Content downloaded from FamilyFeatures.com

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up after your
furry
friends



Top Tips to Get Ready to Run



(Family Features) You've made the decision to get in shape, and whether your goal is a full marathon or simply a few laps around the neighborhood, there are a few steps to consider taking before you strap on those shoes and head toward the finish line.

Here are a few tips to help get you ready for the big race:

Seek Quality Sneakers - Feet come in a variety of widths and sizes, so visit a specialty running store to find perfect-fitting sneakers. These may come with a hefty price tag, but there are no shortcuts for comfort and support while running long distances.

Make a Schedule - Try to aim for at least 10 hours of training per week, including three days where you run and two or three days of other physical activity such as cycling or strength training. To avoid exhaustion, be sure to include at least 1-2 "rest" days per week.

Stick with Water - Avoid sports drinks that are loaded with preservatives and sugars. You can't go wrong with the hydrating power of water. As a rule, try to consume at least 6-8 ounces of water for every 20 minutes you run. Proper hydration after the run is also vital.

Go Online - Many websites have training guides for various skill levels or different types of races. If you have a smartphone, look for apps that can take you through day-by-day workouts to get you marathon-ready.

Nutrition - Filling your body with the proper amount of fuel can help ensure finish-line success. Load up on quality carbohydrates, such as beans, peas, whole-wheat pastas, whole-grain cereals, apples, brown rice and root vegetables. Protein also plays an important role in a runner's nutrition, so fill up on lean meats, fish, eggs, low-fat dairy, peanut butter and soy protein sources, as well.

By following these general rules, you'll be able to focus on achieving your goal and enjoy the thrill of finishing the race. Find more tips for a healthier lifestyle at eLivingToday.com.

Photo courtesy of Getty Images #13139, Source: eLivingToday.com, Content downloaded from FamilyFeatures.com.

Let Trends Guide Your 2020 Travel

(Family Features) While there's plenty to be said for taking the proverbial road less traveled, fellow tourists can provide a wealth of knowledge to help shape a vacation filled with lifelong memories.

Whether you expect your travel plans for 2020 to take you near or far, having a pulse on how and where others enjoy spending their travel time may help narrow down your options. Start planning your next getaway armed with the findings of a trend report compiled by vacation rental app and website Vrbo, especially when it comes to selecting a destination and your accommodations.

Unique Accommodations

Traditional vacation home favorites like beach houses, cabins and condos still reign supreme, but adventurous American travelers are staying in some unusual options. In fact, 71% of millennial travelers said they would consider staying at a non-traditional vacation rental.

In addition to barns, castles and treehouses, properties on wheels and properties that float join the ranks of unusual accommodations travelers are booking. Travel demand for houseboats, yachts, RVs and travel trailers is up 30% year-over-year.

Surf's Up

Portugal's reputation for affordability, primo surfing and sunshine-filled climate make the country a desirable place to explore. That may explain why seaside locales in Portugal took three of the top five spots on the list of hottest international beach destinations for American travelers. Chania, Greece, took the top spot, followed by three Portuguese destinations: Vila Nova de Gaia, Porto and Lisbon. Catania, Italy, rounded out the top five.

For those seeking to stay stateside, four of Vrbo's top five United States destinations this year are beaches, including: Gulf Shores, Alabama; Miramar and Rosemary Beach, Florida; Panama City Beach, Florida; and Maui, Hawaii.

Same-City Stays

Rental demand data in Chicago, Philadelphia, Dallas, Atlanta and a number of other urban destinations showed the single largest traveler origin market for each city was that same city.

"'Cele-cations,' when people seek accommodations to host and spend time with groups of family and friends for milestone events like weddings, birthdays and anniversaries, may be fueling the trend of people booking vacation homes in the same cities where they live," said Melanie Fish, Vrbo travel expert.

Also high on the trend list: short-stay, drivable destinations located within 300 miles of home.

Up-and-Coming Destinations

Their names may not be familiar to the masses,

but each of the top emerging domestic vacation destinations shares one thing in common: outdoor appeal. Places that appeal to families and other groups of travelers looking to explore the great outdoors are seeing a major surge over the past three years.

If an outdoor getaway is your ideal trip, consider destinations like Terlingua, Texas, located just a short distance from Big Bend National Park; Bella Vista, Arkansas, situated in the Ozarks near majestic lakes; Westport, Washington, surrounded by a bay to the east and the Pacific Ocean to the west; Cherry Log, Georgia, which sits in the heart of Chattahoochee National Forest; and Edisto Island, South Carolina, a charming beachside retreat 1 hour from Charleston.

"This is the third year in a row travelers' desire to be outdoors has filled the up-and-coming

destinations list," Fish said. "Clearly, people want the comforts of a home away from home while soaking in scenery."

Find the trends and accommodations that match your 2020 travel dreams at [vrbo.com](https://www.vrbo.com).

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