Annual meeting to be held Jan. 18
By Lisa Potts Sutliff, President

So 2015 is off to a sprinting start and this is officially the final week for the 2014 Board of Directors. However, don’t worry—most are staying on the board to continue the work in this great neighborhood.

First, the important business: Homeowners are encouraged to attend The Crossing’s annual meeting of the Homeowners Association on Jan. 18 at 4:00 p.m. at the Clubhouse. We’ll discuss all the usual business, including a year-end look at the financials and a review of the budget for next year.

A formal election of the 2015 board of directors will not be necessary as seven nominations were received for the seven positions available. We’ll do a simple voice vote at the annual meeting. On page 4 of this newsletter you will find information about each of the seven volunteers.

Also, we recently mailed to homeowners a proposed amendment to The Crossing’s Covenants. If you have questions, you’re welcome to contact the Board at any time or attend the annual meeting.

A list of the work performed and changes made at The Crossing in 2014 is listed on page 3. We think you’ll see it’s been another busy and productive year.

Now my sad news is that I will not serve on the HOA Board in 2015. I recently got married so I will sell my home in The Crossing and move into my husband’s home on the other side of Edmond.

I will certainly miss all the wonderful people I’ve met over the past six years in this lovely community.

The board members I served with — Sharon Lyon, Bill Brack, Amie Dodds, Marcia Harcourt and Patsy Bonham — were a fun and hard-working group. Thank you also to Bruce and Mindy Baldwin for their great work with the clubhouse, pool and grounds. I feel privileged to have worked with such a great team of people.

I send my best wishes to the new board members joining this month and hope they enjoy the experience as much as I did.

HOA Covenants need changes

A proposed amendment to The Crossing’s Covenants and Restrictions was mailed to homeowners in early January. Notarized signatures are required from 80% of the membership so your vote/signature matters and we need it by Jan. 31. The last amendment was made in 1983.

The proposed revisions are:

- Article VII, Sec. 7, “Effect of Non-Payment of Assessments: Remedies of the Association.” Change late fee structure to 1.5% per month instead of the current dollar-per-day method, which is more than is allowed by the state of Oklahoma.
- Article IX, Sec. 1, “Exterior Maintenance.” Because Owners now carry their own full coverage homeowner’s insurance (instead of paying HOA hazard insurance), owners will be responsible for their own roofs, gutters and landscaping in their front & back courtyards. Roofs & gutters are now included in each owner’s personal full-coverage insurance. The landscaping language is evident as the lot has been the owner’s responsibility since it was first purchased from the builder.

Please submit your notarized signature form by Jan. 31. A revised signature form was emailed to owners and is available at www.thecrossingedmond.org. It includes the proposed revisions on the same form as your signature.
Report of latest HOA meetings

- The board of directors meets twice per month. The first meeting is the second Tuesday of the month and all homeowners are welcome. It’s mostly an informational meeting, although sometimes the board will vote on one or more actions. (This meeting will not be held in January as the annual meeting for all owners will be held Jan. 18.)
- Requested five and received three bids for the 2015 lawn maintenance season. The board accepted the bid from Pitzer’s Lawn Management, which has worked in the neighborhood for the past two years.
- Those attending the monthly meetings reviewed the financial statements as prepared by Cannon & Rayburn, CPAs.
- Board members voted to pursue legal action against two owners overdue on their annual assessments.
- The amount of construction declined in November as our main construction worker left town for deer hunting season. Work on some trash cubby doors will begin this winter.
- The board approved an expense of about $800 to replace the picnic table by the playground area and purchase two new benches. The new equipment is metal and will likely be placed in the spring.
- Encouraged people to consider serving on the HOA board of directors next year.

Monthly dues remain same in 2015

Homeowner association dues will not increase in 2015. After several years of 10% increases to fund exterior building repairs and increasing expenses, the HOA Board voted unanimously in November to keep the 2015 dues (annual assessment) the same as in 2014.

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>2015 Monthly Dues</th>
</tr>
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<tbody>
<tr>
<td>One bedroom</td>
<td>$118.00</td>
</tr>
<tr>
<td>Two bedrooms</td>
<td>$145.00</td>
</tr>
<tr>
<td>Three bedrooms</td>
<td>$171.00</td>
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</tbody>
</table>

Make check payable to The Crossing HOA. Do not drop payment in the clubhouse mailbox or you may incur a late fee. Please include your phone number & email address with every dues payment.

Dues should be paid at the beginning of the month. Payment is considered late after the 10th day of the month. The HOA gladly accepts dues paid in advance.

Proof of Insurance required

Please provide proof of your home’s full-coverage insurance to the HOA. Make a copy of your insurance declaration page and deliver it to the HOA by one of the following methods: drop it in the brown mailbox at the clubhouse; mail it to 13801 Crossing Way East, Edmond, OK 73013; or email to TheCrossingEdmond@gmail.com. Thank you.
Official report of work and changes at The Crossing in 2014

Your volunteer HOA board of directors completed several major projects during the year.

**Home Siding Repairs**
We performed partial or complete siding replacement and painting on 65 homes this year. That’s a large percentage of the 178 units in The Crossing. We have a list of homes that still need repairs in 2015 and will continue to add to it. Please let us know if your unit still needs siding repair or replacement.

**Road Repairs**
Potholes and cracks in the alleys and main roads were filled with asphalt.

**Retaining Wall**
A wood retaining wall on Crossing Way East just north of the tennis courts was rotten and collapsing. It was replaced with a wall of concrete blocks in January.

**Finances**
To clear up several overdue accounts, liens were filed on five properties in January. Two additional properties already had current HOA liens. Since that time, three units have been paid up to date and payments are being made on three others. The HOA now has a small claims judgment on one owner with outstanding dues.

A new dues collection policy and timeline was established in March.

**Website**
A new neighborhood website debuted in January at www.TheCrossingEdmond.org. It includes a blog with periodic updates, by-laws & covenants to download, clubhouse rental information, an archive of newsletters, and info for people interested in moving to the neighborhood.

**Swimming Pool**
Resident pool manager Bruce Baldwin kept the pool looking great! It was open 7 days per week during the summer months. The top perimeter of the pool was retiled with a beautiful bright blue and the pool’s entrance gate was repaired in March making it easier to unlock. We also purchased a new pool cover in September in preparation for the winter months. The kiddie pool remained closed as the necessary repairs would have been costly and not enough people use the kiddie pool to justify the expense.

**Clubhouse**
A new clubhouse rental policy was established in April - Owners or renters may now reserve the clubhouse for at no charge if it is a personal (not-for-profit) event. The refundable cleaning deposit was increased to $150.

In October a small group of outstanding volunteers began repainting the clubhouse and it was completed by our construction crew.

**Outdoor Lights**
Several outdoor security lights were fixed by Ron Jones and others. We’ve budgeted to hire an electrician to repair several more in 2015.

**Fence Repairs**
A group of wonderful volunteers, led by Bill Brack and Jim Lyon, replaced a large section of fence behind the last garage building on Crossing Way West. We greatly appreciate their assistance! We hope to find more volunteers to replace a section of fence near the 7-11 store in 2015.

**Signs**
We replaced the city ordinance and no-trespassing signs at the neighborhood entrance in September. The Crossing Way East & West street signs were also replaced after being stolen. About 30 “No Parking/Fire Lane” signs are now being installed in the alleys as time permits.

**Tree Trimming**
We removed or trimmed trees at three different times in the year. We appreciate when owners plant new trees to replace those we’ve lost. However, please be mindful of the type of tree and placement. You may claim responsibility for it now, but it will likely at some point become the HOA’s responsibility.

Can the tree limbs withstand Oklahoma ice & wind? (Pear trees don’t fare well, for example.) Do the roots reach deep so lawn mowing and underground french drains are not impeded? Is the tree far enough away from homes that when it’s fully grown limbs will not scrape rooftops?
Your 2015 HOA Board of Directors

Seven nominations were submitted for the seven director positions so a formal election is not necessary and the nominees will be confirmed at the Jan. 18 annual meeting.

**Patsy Bonham** - 2014 HOA Director
Patsy has lived in The Crossing 17 years and manages 19 units for Patterson & Patterson Properties. She is a retired banker with high standards and a get-it-done attitude. She has served on the board two years.

**William (Bill) Brack** - 2014 HOA Vice President
Bill, who works in data communications, and his wife Debbie have owned their home in The Crossing for 2-1/2 years. He joined the HOA board this year when a position became available and the board requested his assistance. Bill wants to see neighborhood improvements and help the HOA.

**Amie Dodds** - 2014 HOA Secretary
Amie bought her unit in June 2013 and joined the board last year. She works the front desk and does bookkeeping at a local doctor’s office. Amie says she wants to improve the community and get to know its residents.

**Rita Jones**
Rita is a retired assistant department manager at Hertz Corp. and a past State Chaplain with Daughters of Union Veterans of the Civil War. She and her husband, Ron, bought their home five years ago. Rita wants to become more involved with the inner workings of the neighborhood to ensure its future is stable and it remains a viable working community.

**Sharon Lyon** - 2014 HOA Treasurer
Sharon has owned a unit in The Crossing with her husband Jim since 2010. Together they have extensive experience in construction and remodeling, so she managed the exterior repairs on homes in The Crossing in 2014. She’s retired but has more than 30 years of experience in legal and corporate work.

**Mike Mitchell**
Mike has owned property in The Crossing for 25 years. He has experience with building and remodeling as he owns nine rental properties including three in The Crossing. Mike said this community continues to be a great place to live, but solid board leadership is essential to maintain the desirability of the community.

**John Paul Spearman**
John purchased his unit five months ago. He serves as an insurance claims supervisor and says he can assist the HOA in obtaining bids and contacting vendors. John said he has handyman skills as well as skills in budgeting and cost reduction. He also serves on another Edmond HOA board where he owns property.

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### CALENDAR DATES

**Big Trash Day**
Monday, Jan. 12 and Feb. 9
Second Monday of each month.
City law: Do not place junk at curb more than three days before pickup date.

**Annual HOA Meeting**
Sunday, January 18 at 4 p.m.
All homeowners welcome.

**HOA Board Meeting**
Tues. February 10
6:30 p.m. at the Clubhouse
Second Tuesday of each month.
All homeowners welcome.

### Host your next party, shower or event at the Clubhouse

The Crossing Clubhouse may be reserved by homeowners for private parties or gatherings at NO COST but clean-up is required. (If the clubhouse is being used for commercial purposes during the rented period, there is a fee based on the number of people attending.)

A cleaning/damage deposit of $150 is required, but it will not be deposited unless cleaning is necessary or damage has occurred. If alcohol is served, add $200 to your cleaning/damage deposit.

A Clubhouse reservation form must be signed by the homeowner making the reservation and submitted to the HOA office with the deposit payment in advance. Reservation forms are available at TheCrossingEdmond.org or in the white box by the Clubhouse front door. The Clubhouse features a full kitchen, refrigerator, stove, sink and dishwasher.

Most dates are available, but if you’d like to inquire in advance, email TheCrossingEdmond@gmail.com or leave a phone message at (405) 478-0941; clubhouse manager Mindy Baldwin will contact you.