

# THE CROSS CREEK CHRONICLE

JUNE 2013 Volume 13 Issue 2



## From The President

During the past three months the Association's Board of Directors has concentrated on reviewing a draft update of the Replacement Reserve Study that was prepared by the firm Miller Dodson & Associates. As I mentioned in my last column, this is a very important item that is used to insure that the Association is setting aside sufficient funds to cover the future repairs and replacements of common area elements, particularly our private roads.

Following our initial review of the draft update the Board held a work session with a representative from Miller Dodson. This work session enabled the Board members to ask specific questions about a number of items in the draft. Particular attention was given to asphalt related items as they make up the majority of our future expenses, and whose recent costs have risen far greater than the average increase in inflation. Following the work session several changes were made to the draft; and at our May meeting the Board passed a resolution to post the draft on the Community website for a period of 30 days to permit owners to

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## Cross Creek Board of Directors Meeting Schedule

The Cross Creek Club Board of Directors will meet on the 3rd Tuesday of each month.

Meetings are held at the Cross Creek Golf Clubhouse starting at 7:00 PM. During the first 15 minutes of each meeting there is a Resident's forum, where residents can directly address the Board with any items they may care to discuss. The schedule for remainder of this year is as follows:

June 18th  
July 16th  
August 20th  
September 17th  
October 15th

**Annual Meeting - Nov. 19th**

## Cross Creek Club HOA Board of Directors

Patsy Koehler, President  
Natalie Byrd, Vice President  
David Darcey, Treasurer  
Andrew Leighton, Secretary  
Brian McDaniel  
Paul Easterling

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## From the Manager

We have been very fortunate this year as the transition from Spring to Summer has brought with it an abundance of moisture. Lawns and trees are lush and green and our flowers have never looked better. The frequency of the rain has also created the need for more frequent mowing, a task that many owners have been unable to perform. While we realize it may be difficult to keep up with normal maintenance activities, we would remind owners of their responsibility to insure that basic lawn and landscaping maintenance must still be performed.



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## From the Manager

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During breaks in the weather a contractor has been able to repaint the mailboxes in the areas off of Castle Pines Drive and River Creek Terrace as we try to keep up with our three year repainting schedule. Some of the older mailbox numbers have also been replaced with plaques to create a more uniform appearance throughout the community.



## Pool Update:

The cool, wet weather has kept the number of visitors at the pool to a minimum. For those of you who have either been there or are planning to go you will notice that the chaise lounges and chairs were restrapped over the winter and now give a bright, new appearance to the deck area.

We encourage everyone to visit the pool over the summer and to take advantage of this recreational facility particularly after school is out and we switch to our regular summer schedule.



## From the President

*Continued from page 1*

review and comment on the draft. Details on how to review and comment on the updated study are included on page 3. Following the comment period the Board will review and evaluate your responses before taking a final action on the draft study. We hope to be able to have the final version of the study in place by August when we begin to look at the Association's budget for 2014.

Patsy Koehler, President  
Cross Creek Club HOA

## Attention Cross Creek Homeowners.

Please be advised that all mail directed to the Cross Creek HOA c/o Pinnacle LC, as well as the HOA Payments, should be addressed to:

**Cross Creek HOA  
c/o Pinnacle LC  
P.O. Box 3252  
Oakton, VA 22124**

Phone: 703-591-0800  
Fax: 703-591-0817  
Email: Pinnacle.lc@verizon.net



Don't forget to visit the  
Cross Creek HOA Website  
at

[www.crosscreekclub.com](http://www.crosscreekclub.com)



## CROSS CREEK CLUB **The Architectural Review Meetings will be held the 4th Tuesday of each Month.**

The Committee meets on the 4<sup>th</sup> Tuesday of each month at the Clubhouse. Modification applications, along with the Committee's Design Guidelines, can be found on the Community's website at [www.crosscreekclub.com](http://www.crosscreekclub.com). Applications need to be submitted at least one week prior to each month's meeting. Make a note of these dates so that your project is not unnecessarily delayed. If your project requires a site plan Pinnacle LC, the Community's manager, will be glad to provide one. They can also answer any questions that you may have about the approval process.



**Save the Date:**

**For the.....**

**Cross Creek Club  
Community Picnic**

**Saturday, Sept. 7th  
Details to follow.**



**The initial Replacement Reserve Study was completed by Miller Dodson and Associates and adopted by the Board of Directors in early 2006. The original study confirmed that the \$40,500.00 annual budget for the replacement fund was sufficient to provide for future reserve expenses. In keeping with recommendations from the Association's auditor, the Board of Directors voted early this year to have Miller Dodson prepare an update of the original study to take into account changes in conditions and prices over the past several years. As a result of their work a draft update has been posted on the Community web site.**

**Residents are encouraged to review the draft and to make any comments or suggestions they might have to the Board of Directors. Comments must be made in writing by email and must be received by July 15, 2013. Written comments should be sent to the Cross Creek Club HOA, P.O. Box 3252, Oakton, VA 22124, or they may be emailed to [Pinnacle.LC@Verizon.net](mailto:Pinnacle.LC@Verizon.net).**

**To view the draft simply go to [www.crosscreekclub.com](http://www.crosscreekclub.com). In the draft you will find an executive summary along with their detailed report.**

**In addition to the draft we have also included a link to Miller Dodson's website. Peter B. Miller, one of the principals with the firm, is an authority on reserve studies and you can find the answers to many reserve related questions by viewing his short video presentation. Or you may go to the Miller Dodson Website at [www.mdareserves.com](http://www.mdareserves.com) then click on video library to view video presentation.**

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# THE CROSS CREEK CHRONICLE

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## Neighborhood Watch

*Sharon Wilder, Chair & Coordinator,  
Neighborhood Watch Committee, Cross Creek Club Community*  
E-mail address [RSWilder430@aol.com](mailto:RSWilder430@aol.com)



### **REPORTING SUSPICIOUS ACTIVITY/PERSONS**

Residents continue to contact me with information they have observed in the community regarding 'suspicious activity or persons'. The first question I ask is "if they have called 911 to report this". 99% of the time the answer is "no". When asked why they didn't call the police before contacting me, the response is either they felt they didn't have enough information OR they didn't want to bother the police.

In May 2013, I attended a meeting with Chief Magaw of the Prince George's County Police Department. During the Chief's briefing, one of the key notes he brought up was the fact that they are closing more and more cases primarily due to the tips called in by private citizens.

I would like to take this opportunity to again reiterate to everyone that in the minds of the police department, no tip is too small. It is much better to call with something you have observed than to say nothing. If you see or hear something that is suspicious in nature and/or you feel there is a threat of any kind, call 911 and report what you've seen or heard. It is then up to the police to determine what to do next— you've done your part by bringing it to their attention.

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### **NEIGHBORHOOD ALERTS**

For any resident who would like to receive Neighborhood Watch Email Alerts as well as general information sent out to the Cross Creek Club community, please email Sharon Wilder at [RSWilder430@aol.com](mailto:RSWilder430@aol.com) to have your email added to the master email distribution list.



### **NEXT NEIGHBORHOOD WATCH NIGHT WALK**

Please mark your calendars for Saturday, August 3rd. More details to follow regarding time and meeting location as the date gets closer. Stay tuned:



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### **Neighborhood Watch Meeting Schedule 2013**

Meetings are held at 7:00 p.m. at the clubhouse on the 4th Tuesday of the scheduled month and are scheduled every other month beginning in January. Scheduled future dates are:

**July 23rd and Sept. 24th**

# THE CROSS CREEK CHRONICLE

## CROSS CREEK POOL HOURS



Monday: Closed  
 Tuesday: 12:00 PM to 8:00 PM  
 Wednesday: 12:00 PM to 8:00 PM  
 Thursday: 12:00 PM to 8:00 PM  
 Friday: 12:00 PM to 8:00 PM  
 Saturday: 11:00 AM to 8:00 PM  
 Sunday: 11:00 AM to 8:00 PM  
 Holiday: 11:00 AM to 8:00 PM

While school is in session the pool will be open from 4:00 PM to 8:00 PM on weekdays

**\*Remember that your dues must be current in order to have use of the pool.**

## Volunteers Needed!

The Recreation Committee is looking for energetic folks who want to assist the committee in planning events! If you are interested in participating in the committee, please call or e-mail Pinnacle or the Cross Creek Recreation Committee at [crosscreekrec@gmail.com](mailto:crosscreekrec@gmail.com).



### *DON'T GET LOST IN THE HOME BUYING OR SELLING PROCESS –*

**Yes! Home Prices are Rising!** The inventory for homes in Maryland has reached it's lowest since 1999, which is helping home prices to rise in many markets, says the National Association of REALTORS chief economist. As buyer traffic continues to pick up, seller traffic is holding steady. Buyer traffic is 40 percent above a year ago, so the demand for housing is there. Sellers are experiencing multiple offers and faster-than-normal price growth.

### CROSS CREEK PROPERTIES – ACTIVE, UNDER CONTRACT AND SOLD As of May 31, 2013

Address	Model	List Price	Under Contract	Sold Price/Date Last 120 days
13019 Alpenhorn Way	Potomac	\$549,900		\$515,000/Apr 2013
12614 Bear Creek	Carter's Grove	\$569,900	X	
12622 Bear Creek	Potomac	\$539,900		\$527,500/May 2013
12910 Big Horn	Townhome	\$350,000	X	
12212 Castle Pines	Hyde Park	\$579,900	X	
12218 Castle Pines	Carter's Grove	\$575,000		
12219 Castle Pines	Zachary	\$425,000		\$412,000/Feb 2013
13104 Crossview	Ravenwood	\$449,000		
13113 Crossview	Oberlin	\$475,000		\$450,000/Apr 2013
13116 Crossview	Zachary	\$475,000		
13010 English Turn	Brandenburg	\$535,000		\$540,000/May 2013
4214 Harbour Town	Remington	\$525,000		\$495,000/May 2013
4301 Harbour Town	Regency	\$499,000	X	
4415 Harbour Town	Waverly(rental)	\$3,000		\$3,000/Apr 2013
4727 River Creek	Belvedere	\$425,000	X	
13106 Shinnecock	Highgrove	\$529,900		\$550,000/Mar 2013
13123 Shinnecock	Courtland(rental)	\$3,500		
13138 Shinnecock	Monticello	\$749,999	X	
12204 Torrey Pines	Victoria	\$475,000		
12210 Torrey Pines	Victoria	\$440,000	X	

# THE CROSS CREEK CHRONICLE



## “At Your Service”

Names submitted by satisfied customers



<u>COMPANY</u>	<u>TELEPHONE NUMBER</u>	<u>COMPANY</u>	<u>TELEPHONE NUMBER</u>
<b><u>CHILD CARE</u></b>		<b><u>HOME IMPROVEMENT cont.</u></b>	
Dee’s Family Day Care	(301) 572-6596	D.L. Davison Wallpaper Installation	(301) 982-0172
Emnet Tena	(301) 931-9299	Everton Burton Painting & Home Imp.	(301) 461-8709
Pepe’s Kids, Before & After School Care	(301) 890-8723	Galaxy Painting and Decorating	(301) 530-2600
<b><u>CLEANING SERVICES</u></b>		Goodman Painting	(301) 957-1600
JE Cleaning Services	(703) 579-7588	Louwer Shop (Custom Interior Shutters)	(301) 528-7866
Stanley Steamers Carpet Cleaner	(301) 990-2390	Precise Design and Remodeling	(301) 924-0105
<b><u>COMPUTER REPAIR</u></b>		Polan Contracting	(301) 776-0324
Eric Liu	(301) 442-9776	<b><u>HOME SECURITY</u></b>	
<b><u>ELECTRICIAN</u></b>		Steed Electric Security Cameras	(240)508-8769
Cliff’s Electric Service	(301) 514-9121	<b><u>LAWN CARE</u></b>	
Michael Baggott	(301) 440-1947	MVP Irrigation	(866) 432-7270
<b><u>FINANCIAL SERVICES</u></b>		Jose Landscaping	(240) 888-8446
Total Home Mortgage	(240) 247-8484	Bob’s Lawn and Landscape	(301) 572-2797
Rasindu Tax & Accounting Services	(301) 455-8395	E.W. Landscaping	(301) 538-3742
1st Preference Mortgage	(202) 391-3916	Email: EWlandscaping11@hotmail.com	
IHASCARES-Healthcare Info.SVC	(301)206-2006	Fairway Lawn Service	(301) 681-3000
<b><u>FLOORING/TILE</u></b>		Dan’s Lawn and Landscape	(301) 572-6816
George Newman	(202) 492-0388	The Best Landscape Company	(301) 445-5010
<b><u>HANDY MAN</u></b>		True Green Chem Lawn	(301) 390-1800
Emmanuel Contractors, LLC	(240) 832-4807	Charles Smellie	(240) 388-7888
Jeeves Handyman Services	(877)205-2174	<b><u>MOVING &amp; Delivering</u></b>	
<b><u>HEATING AND PLUMBING</u></b>		Whaler Transfer	(301)472-4623
Sovereign Service	(301) 490-9500	<b><u>PET SITTING</u></b>	
Thomas Plumbing Co.	(240) 508-8778	Bear & Max Pet Services	(301) 474-3027
Roger Turman	(240)882-2933	Terripin Pets	(202) 528-3271
<b><u>HVAC</u></b>		<b><u>PRINTING/PROMOTIONAL SOLUTIONS</u></b>	
Wheat & Sons www.wheatandsons.com	(240) 399-5037	Craig Cooper	(301)343-5584
ADI Heating and Air Conditioning	(301)774-4200	<b><u>ROOFING/GUTTERS/SIDING</u></b>	
<b><u>HOME IMPROVEMENT</u></b>		PJ McTavish & Co (Pat McTavish)	(301) 476-8551
Andre’ Hunter Company	(301) 420-2047	Gutter Covers of Maryland	(888) 325-5323
		United National Construction	(410) 712-0900

These firms have been identified by residents in the Cross Creek community for having performed above average work. These companies are simply recommendations and their work is in no way guaranteed. Do you have a company that you would like to recommend?

### ADVERTISING IN THE CROSS CREEK CHRONICLE

Cross Creek residents are able to advertise in the Cross Creek Chronicle. Offering babysitting or professional services? Add your business to our “At Your Service” listing in the Cross Creek Chronicle. There are now over 600 residents within the community who receive this publication. If you are interested in placing a business card, 1/4 or 1/2 page Classified Ad please call for rates and information.

Phone: 703-591-0800 - Email: Pinnacle.lc@verizon.net



### Ham Radio Hobby Interest Group

Dr. George C. Abraham a Cross Creek Resident is interested in starting a Cross Creek Ham Radio Hobby Group. Any residents interested contact Dr. George Abraham Phone: 301-931-8737 cell: 605-481-0114