

CROSSCREEKS OWNERS ASSOCIATION

FIRST AND FOREMOST...

Welcome to the second edition of *HOA Update*, the newsletter for Crosscreeks Owners Association. Our goal is to keep you updated on important information and improvements, community events, meetings, and all things HOA-related.

We are humbled to represent our neighbors and we wish to maintain an open line of communication with each and every one of you. Whether you are new to the community or one of the originals, we want to hear from you and represent you well.

2025 ANNUAL MEETING
AND UPDATES

UPDATED CONTACT INFO

HOA records have now been digitized. The Board would like to prioritize communication with our residents, but we are missing contact information for many of our Homeowners.

If you and/or your spouse would like to receive electronic emails, the newsletters, and updates please be sure that we have the correct email address for each of you. Please also verify that we have your most recent phone numbers in case of emergency.

The following link will take you to the Contact Update form:

<https://forms.gle/vpPgkKV3ihzJ3kkV6>



- ✦ We had a great turnout at this year's meeting, with 20 members present, and 12 proxies submitted before the meeting.
- ✦ The HOA Board has been busy! We had to apply for a new Tax ID (EIN) number in 2024, requiring that we open a new checking account. The website is live and you can access governing documents, records, financials, and pay your dues online. 40 years of HOA records have been organized, updated, and purged (as necessary) and are now all in one place.
- ✦ Becky Pidek is working on getting an arborist study or a more in-depth tree management plan for the trees in the HOA Common Area from a certified arborist.
- ✦ The Monroe County Drain Commission received a petition in 2023 to dredge Indian Creek. All homeowners along the creek bed should receive a letter for a public meeting before this project commences.
- ✦ The contract for lawn mowing has been continued with Isabella Puccetti. The contract will run from May 2025 through April 2026, in the amount of \$2,500. If anyone has concerns about the Common Area, please direct them to crosscreekshoa@gmail.com or Becky at 810-922-9758.
- ✦ You'll find the full meeting minutes included with this newsletter.

SPRING CLEAN-UP

JOIN US FOR A COMMUNITY
SPRING CLEAN UP!

Help us keep our community's Common Areas clean and beautiful this spring. There are multiple days scheduled, which will be taking place throughout May and June. We'd be grateful for any help you can offer!

Here's a list of dates that we'll be working on (weather permitting):

Saturday 5/17/25 12PM - 3PM
Saturday 5/31/25 12PM - 3PM
Saturday 6/14/25 12PM - 3PM
Saturday 6/28/25 12PM - 3PM

Please bring your lawn tools if you have them (chainsaws, trimmers, rakes, pruning shears, wheelbarrows, etc.). We also need tractors and trailers.

There are several areas in the Common Area that need to be cleaned up.

If you can't make it on cleanup day, you're still welcome and encouraged to spend a couple of hours working whenever you have the time.

We look forward to seeing you there! Come ready to work!

We will meet at the picnic table in the Common Area field for directions, unless otherwise noted.

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CROSSCREEKS OWNERS ASSOCIATION

FROM THE PRESIDENT

Hello again, Crosscreeks Homeowners! I am excited to continue representing you as the President of the HOA following the recent annual meeting.

This year's Board consists of me, Scott Majoros as your Vice President, Ashley Scrivner as Secretary, and Cheryl Griffin as Treasurer. Your Directors are Dan Amos, Brian Marciniak, and Ms. Scrivner.

While much has happened over the past year, my goal is to continue to enhance communication with all homeowners. I am pleased to announce that the HOA website is now up and running. It's not "done" yet, as I'm working on setting up a Members Only access for much of the site. This feature will allow you to log in, view payment history, connect with other homeowners, and use the website as an additional means of communication between the Board and homeowners.

I have also dedicated considerable time to digitizing records and organizing over 40 years of HOA documentation into one accessible location. This has been no small task. Additionally, I have recently completed courses from the Community Association Institute (CAI) to obtain a Board Leader Certification, with the aim of becoming a more effective HOA leader.

As your leader, I hope to foster a welcoming presence for homeowners from the Board. I would love to connect more with residents in our subdivision, build unwavering trust in the Board, and lead our HOA with humble confidence and authentic resoluteness.

Please know that my door is always open, my phone line is just a call away, and I'm always willing to learn, listen, and help. Here's to wishing you a happy and healthy spring and summer!

Warm regards,
BECKY PIDEK



Would you like to suggest a topic for a future issue of Update? Let us know at crosscreekshoa@gmail.com.



FINANCIAL REPORT

2025 CCOA Annual Meeting – 4/30/2025
2024 Final Budget & 2025 Proposed Budget

2024 Beginning Balance	\$403.42
2024 Ending Balance	\$1,013.38
Income from Dues (FINAL):	\$2,892.22
Income from Past Dues (FINAL):	\$676.73
2024 Operating Expenses (FINAL):	\$3,071.56
Banking Fees: \$94.65	
Common Area Grass Mowing: \$2,440.90	
Attorney Fees: \$0.00	
State Farm Insurance: \$516.00	
HOA Michigan Registry: \$0.00	
Office Supplies: \$20.01	
2025 Income from Dues (based on 58 homes) <i>ESTIMATED</i> :	\$3,628.48
Income from Past Dues (<i>ESTIMATED</i>):	\$1,113.08
2025 Operating Expenses (<i>ESTIMATED</i>):	\$4,452.00
Banking Fees: \$0.00	
Tree Removal/Common Area Grass Mowing: \$3,500.00	
Attorney Fees: \$300.00	
Lien/Lien Release Fees: \$60.00	
State Farm Insurance: \$552.00	
HOA Michigan Registry: \$40.00	
Office Supplies: \$0.00	
2025 Ending Balance (<i>ESTIMATED</i>):	\$1,302.94
2025 Dues Income Received to Date:	\$2,629.64
TOTAL Dues Income Received to Date:	\$2,939.71
(includes past dues, lien fees, online bank fees, etc.)	
Account Balance as of 4/30/25	\$3,840.53

Acting Treasurer: Cheryl Griffin

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CROSSCREEKS OWNERS ASSOCIATION



It's taken longer than I would've liked, but the HOA website is LIVE! This is your GO TO for updates on urgent happenings in the Community, local & HOA events, digital copies of the governing documents, financials, meeting minutes, an additional place to connect with the Board, and you're able to securely pay your HOA Dues through the website with a smaller online fee that covers processing fees.

The website address is:
<https://crosscreekshoa.org>

We also have an official HOA Facebook page for those of you who utilize social media and would like updates that way! Please let us know if you would like to be added to the page as it is private and would need a direct invite from one of us.



SPEED LIMIT

Please remember that the speed limit throughout our subdivision is 25 miles per hour.

We have received numerous complaints about speeding in our streets, which is a significant concern. We all live on dead-end streets, there are children playing in the area, bicycles on the roads, and many residents enjoying the quiet neighborhood while walking alone, with family, or with pets.

Since our streets are public, the HOA cannot enforce or fine residents who do not abide by the speed limit.

If you have concerns about speeding on your specific street, please contact the Monroe County Sheriff's Department at 734-847-6146.

ANNUAL DUES &
ACCOUNTING UPDATE

Thank you to everyone who has submitted their 2025 Annual HOA Dues. These dues are crucial for maintaining the Common Area property. If you have not yet paid your Annual Dues, please do so as soon as possible. Unpaid notices for 2025 were mailed on May 1, 2025.

Additionally, some homeowners received invoices for dues from 2020 to 2024. These unpaid dues were identified through our new accounting system update and total nearly \$1,300. Letters explaining these dues notices were sent out alongside the invoices.

Please be aware that fees and interest have not been applied to these dues. However, any outstanding dues as of June 15, 2025, will result in a lien being placed on your property for each year with unpaid dues.

If you have any questions, please feel free to reach out to Becky Pidek at 810-922-9758.

TIPS FOR SAFE SWIMMING
THIS SUMMER

Nothing says summer vacation like warm days spent at the pool or a quick weekend retreat to the beach. Whether you're jumping waves in the ocean or splashing around in a pool, these tips from the Federal Citizen Information Center will help keep you and your family safe this summer:

- Teach your kids to swim. Check for swimming lessons in our area through the YMCA or Bedford Community Education. Giving your kids even basic water skills will help keep them safe.
- Keep an eye on your kids. With lots of kids splashing around in public pools, it's easy for someone to get dunked inadvertently.
- Check your drains. If you have your own pool, make sure your drains have covers that meet national safety standards. Uncovered drains are a leading cause of mutilation and death among children.
- Don't panic in a rip tide. Before you or your kids go in the ocean, make sure you know what to do if you get caught. Don't fight your way directly back to the beach, but swim parallel to the shore until you are out of the current. Wave and call for help.
- Play it safe in the lake. Lake water can be murky, making it hard to see what's below the surface. Wear water shoes to protect your feet from sharp objects and debris. Swim near shore.

Playing in the water should be a fun family activity. With the proper safeguards, your family can stay safe while cooling off.



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BEDFORD TOWNSHIP UPDATES & ORDINANCE REMINDERS

Bedford Township Ordinance Department Update

By: Damon Cecil, Ordinance Supervisor

Spring is in the air, and with the change in season many of us will begin the grueling task of yard maintenance. The Bedford Township Ordinance Department would like to remind residents of the ordinances regarding burning and grass.

Open Burn season will begin the weekend of April 4 and continue every weekend through May 31. Burning times are restricted to Fridays from 2pm-6pm and Saturdays and Sundays 8am-6pm. Please remember that fires must be attended at all times and shall not burn past 6pm. To report illegal burning please call Monroe County Central Dispatch at 734.243.7070.

Also remember that if your grass is over 6-inches tall, it must be cut.



If the Ordinance Department receives a complaint about your yard, they will mail you a letter advising you to cut your grass. Failure to comply within the 10-days stated in the letter will result in a contractor being sent out to mow your lawn and the fees will be placed on your property taxes.

Finally, please be a good neighbor. Try to maintain the exterior of your home and lawn. Unlicensed vehicles, piles of garbage, or accumulating rubbish on your property need to be attended to. If you have an issue with a neighbor, go directly to that person and try discussing it in an adult manner, first. If you are unable to resolve the matter at hand, then contact the Bedford Township Ordinance Department.

If you have questions regarding the above ordinances or other ordinance matters, please contact Officer Cecil at 734.224.7350 or Officer Eaton at 734.224.7341. ■



Taken from the Township's Spring 2025 Newsletter

No Dogs on Common Area without a leash?
Animal Control : 734-2403125

TOWNSHIP COMMENT BOX

We will attempt to answer anonymous letters drawn from the Comment Box located in the foyer of the Bedford Township Hall as space permits.

Question: Does the township have an ordinance that requires dogs to be kept on a leash when off of their own premises or away from the supervision of their owner?

Yes, Bedford Township takes its authority from the Monroe County Animal Control Ordinance. You may obtain a copy by stopping by the Township Hall or the Monroe County Clerk's office.

Article VII of the ordinance reads as follows: It is unlawful for any person to permit any animal, except domesticated cats, to be at large or to stray beyond the property of such person unless such animal is restrained by leash or unless such animal is engaged in lawful hunting or hunting practice and is accompanied by a responsible person.

As a result, dogs are not permitted to "run loose," in the township. Even when walking your pets, be sure to keep them leashed and under your direct control. Dogs are curious creatures and enjoy investigating most anything that moves. It is the owner's responsibility to ensure their curiosity does not invade the privacy or transgress the boundaries of other homeowners.

Besides respecting other property owners, it is a true safeguard for your pet to ensure that they are always attended and leashed when walking abroad. Strayed pets have sometimes fallen into the wrong hands - persons who regard them as trespassers. Fortunately this is not the rule. Pets are normally recognized by neighbors and returned to their owner when they stray. Let's all be conscientious: be responsible for your pet as an owner and kind to strays realizing a small child prays for its return.



Reminder of Bedford Township Dog Leash Ordinance

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