

Caldwell Crossings Home Owners Association



News You Can Use

Annual Meeting Scheduled for September



In accordance with the Bylaws of the Caldwell Crossings Owners Association (CCOA), three members will be elected to the Board of Directors for the Association at the annual meeting which is tentatively scheduled for September 10, 2009.

After the Association was turned over to the control of the residents in September, 2008, we held our first election resulting in Jim Moon, Theresa Tkacik, and Vern Hydorn being elected to serve one year terms as the Board of Directors of the CCOA.

As a point of interest, the current Board members are not prevented by the By Laws from serving an additional term.

The official notification of the Annual Meeting will be sent to all the members (homeowners) through the US Mail in early August. Included in that announcement will be:

- the list of candidates who are interested in serving on the Board,
- the confirmed date, time and location of the meeting
- The ballot to be used in casting your vote.

While the Board sincerely hopes that the CCOA members would attend the meeting in person, instructions will be

included in the mailing so that the members can vote by mail. Your attendance at the Annual Meeting would be very helpful to the Board in order to have a dialogue about where we (CCOA) are and where the members would like to be.

DO YOU WANT TO SERVE ON THE BOARD OF DIRECTORS?



If you are interested in serving on the Board of Directors of the CCOA and would like your name to be placed on the ballot, Please let us know by completing the application on the next page and mailing it to :

Steve Goldman
4056 Crossings Ln.

You may also submit the same information by **email** to:

caldwellcrossings@bellsouth.net;

If you would like to learn more about what is involved in serving as a Director any of the current Board members would be happy to answer



your questions.

Applications will be accepted up until **August 1, 2009.**



Yard/Garage Sale Guidelines

In accordance with the Caldwell Crossings Covenants and Restrictions residents may hold a yard/garage sale that follows the following guidelines:

Yard/Garage sales may be held on Saturday beginning no earlier than 7 AM and ending no later than 3 PM. Sales may be held on Sunday beginning no earlier than 12 Noon and ending no later than 3 PM.

While Section 6.22 of the Covenants disallows most signage in the neighborhood, a limited number (4 or 5) signs will be allowed on the day of the sale but must be removed immediately at the conclusion of the sale.

Approval must be granted by any homeowner on whose property a directional sign is placed.

In all cases, residents must have prior approval from the Architectural Review Committee for their planned yard/garage sale.

Full Name	
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Address	
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Phone Number	
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Email Address	
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Number of Years Living in Caldwell Cross- ings	
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Occupation/ Company	
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Why do you want to serve on the BOD?	
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Applications will be accepted up until August 1, 2009.

They may be submitted by email to: caldwellcrossings@bellsouth.net

We would very much like to use the internet to communicate with our members because it is less costly and more efficient. If you have an email address that you are willing to share with us for the sole purpose of giving you information about our community please send it to: sgoldman3320@att.net. Please use "add to BOD letter" as the subject line.

Planned Change In Management Services

The Board of Directors of the Caldwell Crossings Owners Association has entered into an agreement with **Neighborhood Management, LLC** to assume the management services for the Association effective August 1, 2009. McKay Management will continue in their role until, August 1st.

The duties of the management company, **Neighborhood Management, LLC**, will not change as a result of this action. After August 1, 2009, instead of contacting McKay Management, please direct your questions, comments or concerns to **Neighborhood Management** using the following contact information:

- Mr. Grant Estess
- Office Telephone: (205) 877-9480
- Email: grant@neighborhoodmanagement.org
- Mailing address: Neighborhood Management, LLC
- 2700 Highway 280, Suite 425W
- Birmingham, AL 35223

All current projects and issues that are underway with McKay Management will be transferred to **Neighborhood Management** on Aug. 1st. The new management services provider will continue to conduct periodic inspections of Caldwell Crossings to help maintain the overall appearance of the neighborhood.

Neighborhood Management is excited about the opportunity to serve the residents of Caldwell Crossings. Their goal is to make the neighborhood the best that it can be. Anyone that would like to know more about them and their experience in managing homeowners' associations in the Birmingham area can email or call them and they will send an information packet.

Also, please feel free to call any of your elected Board of Directors if they can answer a question for you.

- Vern Hydorn 913-0414
- Jim Moon 999-0761
- Theresa Tkacik 482-5802

Or email them at: caldwellcrossings@bellsouth.net.

We Recommend

House Keeping: Lynne Gordon 205-427-5156 Lynn does an excellent job. She is prompt and wastes no time in doing her job. I would recommend her to anyone. Steve Goldman

Painters highly recommend . Kenny Boilek 238-9704. He is very reliable and meticulous and we very pleased with his work Frankie Latham

Exterior house painting by Cherokee Hills Painting Company (contact is Ben Zito office 991-2639, cell 586-4670).

They did an excellent job. They showed up when they said they would, stayed late and finished in one day instead of two They used top-of-the line paint, caulk, applied two coats of paint (three to the front door), cleaned up everything,, washed the exteriors of all windows and glass doors. Dave Phillips

Pest Control Service Michael Ibe (pronounced ebay) who owns Dolphin Pest Control has serviced my home for more than four years and we have never had any problem with insects, inside or out. He calls to make an appointment for the quarterly service and is reasonably priced. I highly recommend Dolphin Pest Control to my friends and neighbors. Vern Hydorn

Landscape/Yard

Maintenance: Ricky Cannon has been taking care of my yard for about a year. He does the mowing as well as edging

around flower beds and walkways. Ricky can also do drainage work, laying down edging, pruning and planting trees and shrubs and adding pine straw or other mulch to plant areas. Ricky is very conscientious in his work and doesn't consider the job complete until you are satisfied. Jim Moon

Car Pool For School? Barry

& Marsha Daniel have a daughter who is attending Berry Middle School this fall. They would like to be a part of or help to start a carpool from Caldwell Crossings to Berry in the mornings and afternoons. Anyone interested in being a part of this carpool should contact them at



barryd@hsbc.org or call them at home 980-3173 cell 283-3257.

Computer Helper



Safeguard Children.

The internet is wide open to everything. If your kids or grandkids use a computer, you want to direct them to this web site: **KIDREX.ORG**. It is a search engine designed to provide kid friendly results. Behind the scenes it uses Google safe site and its own database of inappropriate content and keywords.

A step further is a free web browser, **KIDZUI**, found at: <http://www.kidzui.com/> You can download this or just check it out before you download it.

If you have any questions concerning your PC or related items, email me at: **CWAPT@att.net**.