



Caldwell Crossings Owners Association

Volume 1, Issue 1

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A Letter from your Board of Directors

It has been a month since the residents of Caldwell Crossings elected us to serve as the Board of Directors for the Caldwell Crossings Owners Association, Inc. (Association). We recognize that there are many issues that must be addressed and we plan to go after them one at a time. This will be the first of, at least, monthly newsletters designed to keep the members of the Association informed of what the Board is doing to try to make this the best possible community for all of us.

First let's review some basic facts. According to the Articles of Incorporation of the Association, the purpose for which the Association is organized is to provide for the efficient preservation of the appearance, value and amenities of the property, to care for the "Common Areas", and to control the specifications, archi-

ture, design, appearance, elevation and landscaping of all improvements and structures of any kind.

Second, According to the By-Laws of the Association, "The business and affairs of the Association shall be managed by or under the direction of its Board of Directors." This is the rationale for the Association to exist and assigns responsibility to your Board of Directors.

As most of you know, the prior Board contracted with McKay Management for their services in carrying out some of the responsibilities of the Board. We believe it is important that the members realize that McKay works for the Board and carries out their duties according to the direction of the Board. We have met with McKay several times in the past few weeks in order to understand how they carry out

their duties and to begin the process of having them think and act the way we think and act when confronted with member issues.

The Association also has an existing contract with the landscape company that cares for the "Common Areas". The landscape company takes their direction from Paula Sutton, Association Manager, for McKay Management. Both of these contracts can be terminated with notice (60 days for McKay and 30 days for the landscape company) however, we do not think that it is prudent to consider terminating either contract at this time.

The new Board has contracted the services of a CPA, one of our residents, to perform an independent audit of the financial records of the Association. We simply want to make certain that everything is ac-

counted for now that we have accepted the responsibility to manage the affairs of the Association.

It is interesting that the three of us who have been elected to the Board did not even know each other sixty days ago. We are independent people who don't agree on everything we discuss but we are committed to finding acceptable solutions to the issues in front of us. One thing is certain, all of us recognize the need and benefits of having the "Covenants and Restrictions" as the tool to meet the purpose of the Association mentioned earlier in this newsletter. It is our desire to see that they are reasonably and consistently administered.

One of the major frustrations that existed before the Association was turned over to the residents on September 2nd

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was a lack of effective, two-way communications between the Board, the ARC, and the residents. We are committed to correcting "Failure to Communicate". A first step in opening up this communication is scheduling a homeowners meeting, sometime in October, at which time we would hope that you would come and share your concerns and ideas with us. You will hear more about this very soon. We also intend to send out a newsletter on a regular basis as well as creating and keeping an updated website to convey all kinds of news to the residents. Another key step in the communication process is to implement, with your help, a "Block Captain" organization so that each home has a neighbor nearby who has agreed to be the Captain and will help carry information to and from the Board.

With the help and cooperation of all of the homeowners it is the goal of the Board of Directors to make Caldwell Crossings the best it can be.

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@earthlink.net

[We will not share your email address with anyone outside of our community. We respect your](#)

Respectfully:

Vern Hydorn, President

Jim Moon, Vice President and Treasurer

Theresa Tkacik, Vice President and Secretary