

Caldwell Crossings Home Owners Association



News You Can Use

Visit Your website: caldwellcrossings.org



On election day, we go to the polls, get our ballots, cast our votes and then go on our way. We need to thank

those people that volunteer their time so we can cast our vote. The following residents of Caldwell Crossings have helped to make the voting process painless.

Pat and Charles Herrin
Guy Edgil
Deloris & Jimmy Sims
Jimmy & Carol Reeves

If you receive a paper copy of our newsletter, we have no email address for you. If you have an email address, please send it to communications@caldwellcrossings.org. We will add you to our distribution. Most recently the hand delivery of the newsletter has been done by Vern Hydorn and Mike Smith. If you could help with the delivery of the newsletter please let us know."



The Board of Directors asked the power company to explore the possibility of retrofitting some street lights to increase the amount of light produced and to add more lights. Here is the reply from Alabama power:

Our Power Delivery Department has decided that we will change out the older 175w MH Colonial Fixtures to the newer 150w MH Colonial Fixtures at *no charge* to the Association. It will take several weeks to get this done, since there are 60 plus or minus lights in your subdivision. The lights will need to be ordered from the supplier and scheduled into a crew's work for change out. The lights will probably be changed out at intervals, over a several week period.

The board will wait until the lights have been changed out before considering additional lights



A Little Humor Never Hurt

PARAPROSDOKIANS

are figures of speech in which the latter part of a sentence or phrase is surprising or unexpected; frequently humorous.

- 1. Where there's a will, I want to be in it.*
- 2. The last thing I want to do is hurt you. But it's still on my list.*
- 3. Since light travels faster than sound, some people appear bright until you hear them speak.*
- 4. If I agreed with you, we'd both be wrong.*
- 5. We never really grow up, we only learn how to act in public.*
- 6. War does not determine who is right - only who is left.*
- 7. I didn't say it was your fault, I said I was blaming you.*
- 8. A clear conscience is the sign of a fuzzy memory.*



David Livingston submitted his resignation from the of Board of Directors. The board reluctantly accepted his resignation. We thank Dave for his service on the board and to the community.

Jim Moon 205-999-0761

jcmoonassociates@bellsouth.net

Steve Goldman 205-995-8282

sgoldman3320@att.net

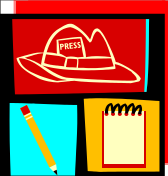
Can you help?

I am hoping someone may have had experience with the broken cabinet door hinges on Harbar homes. Mine have been breaking almost every time I open a door. I called J & O Melton Cabinets and they told me how to order replacement hinges. I did so and I have them at my home. However,

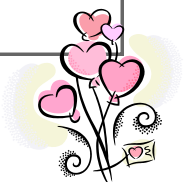
the appear to be quite difficult to install and Melton Cabinets are not willing to come out to help. I was told that several men from Caldwell Crossings have called there and even come in for installation instructions. Do any of you know how to install the new hinges? Thank you in advance for your help.

Robin Hawk,

531-1454



Do you have something to say? Would you like to share your expertise on a subject? Do you have helpful hints? Well your neighbors are waiting to hear from you. Send your thoughts, hints suggestions to communications@caldwellcrossings.org and see them published in our next issue?



Million Veteran Program: A Partnership with Veterans



On our way to a Million Participants

Information for:

Contact MVP toll-free: 866-441-6075

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Attention Veterans

The Department of Veterans Affairs has established Million Veteran Program (MVP) as a national, voluntary research program designed to provide a better understanding of how genes affect health and illness with the goal of improving health care for Veterans.

Participation in MVP is entirely voluntary and will not in any way affect Veterans' access to health care.

What is involved?

Filling out surveys about health and health related behaviors

Providing a blood sample (containing DNA) that will be stored for future research

Completing an optional health assessment

For more information you may call 866-441-6075 or visit the MVP site www.research.va.gov/mvp

Effective February 1, 2013, we changed management companies. Our new management company is Rouland Management Services (RMS) located in Pelham. You received or will receive a letter from them giving you all the contact information. Any questions about this company can be answered by calling 205.620.4203

The Board of Directors is looking forward to this partnership. Any further questions can be addressed to Board of Directors by sending an email to communications@caldwellcrossings.org

RMS
Rouland Management Services

*Helping
Communities
Live Well
Through Shared
Values &
A Quality of Life*



www.rmsmgmt.com

Computer Corner

Spoofer email is email that appears to be from you that you did not send. Spammers often use email spoofing to hide where the email actually originated. While a spoofed email does not necessarily indicate your email account has been hacked, it is good practice to secure your email address by changing your passwords, connecting securely and notifying your email provider and contacts about suspicious messages.

This is a growing problem and you need to be on the alert. Most Spoofed emails do not have subject lines and if you open the email there may only be a link to someplace. Never click on the link. Delete the email as soon as possible. Spoofed email may also appear to come from your bank. Again never click on the link. Call your bank!



Recommended by Residents of Caldwell Crossings

The Board of Directors neither approves nor endorses anyone or company listed. The list is provided as a service to our residents and is based on input from residents and their experiences with these people or firms.



If you used a contractor, housekeeper, painter etc., and wish to let your neighbors know, please email communications@caldwellcrossing.org so we can list them. Please include full name of company or individual, what they do, contact information.



Randy S. Crayne
President / Realtor

RSC Properties, LLC
Real Estate Sales, Investing, & Remodeling
Serving All Your Real Estate Needs



O: 205.552.6127
C: 205.706.0858
rcrayne@rscproperties.com
www.rscproperties.com

11 Office Park Circle
Birmingham, AL 35223

- Decks,
- Patios
- Drywall
- Painting
- Brick Work



PROCESS FOR DEALING WITH COVENANT VIOLATIONS

Effective January 1, 2011

The purpose of the following is to establish a process/procedure to be followed by the management services company for following up on any Covenant Violations in order that Caldwell Crossings Owners Association (CCOA) is consistent in the application of the remedies provided for in the Covenants.

A violation is cited by the **Association Manager** or reported to the management company by a Board member.

Within 5 business days a letter is sent to the homeowner of record reminding them that their property has a violation

One calendar month after sending the first letter, if the violation has not been remedied, the homeowner of record will receive a second letter, citing the section of the Covenants that is involved in the violation. The second letter will request a response from the

homeowner of record **within 15 calendar days** as to their plan to correct the violation. The second letter will also contain a list of possible steps available to CCOA in the Covenants as well as an offer to **meet on site to try to find a solution.**

If there has been no satisfactory response after the 15 days has passed the homeowner of record will be sent a strongly worded letter advising them that a **fine of \$50** has been levied against their property and because we have not received a response CCOA intends to begin legal action.

Fifteen days after the strongly worded letter the case should be referred to the lawyers. They will immediately notify the homeowner of record that CCOA has begun legal action and an immediate response is necessary if there is some extenuating reason for the non-compliance.

Assuming no satisfactory response, 15 days after notifying the homeowner of record of the pending legal action the CCOA attorney will file a lawsuit seeking a judgment against the homeowner of record.