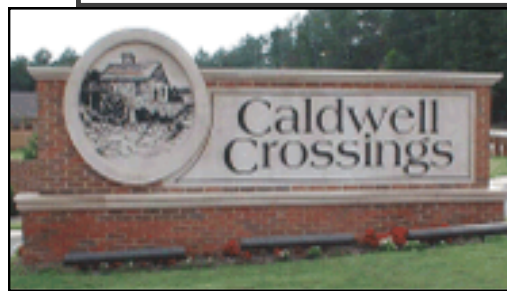


Caldwell Crossings Home Owners Association



NEWS YOU CAN USE

Visit Your website: caldwellcrossings.org

Election Results.

The Annual meeting of the Home Owners Association was held on September 20, 2016. There were 141 ballots cast out of close to 423 homes. Ballots were counted and the results are as follows:

Jim Moon Jay Stone Steve Goldman

President Jim Moon called the meeting to order at 6:40 pm.

Introduced members of the ARC, Candidates and Management Company. A special thanks to the Christ Church United Methodist and Rev. Lawler for allowing us to use their building.

Jim Moon spoke on the budget and as of that date, despite erroneous entries posted by our previous management company, we were within our budget.

Steve Goldman addressed the issues of emails. We have compiled a list of about 300 email addresses. Some of which are husband and wife so the real number is a bit less. Steve explained why we want to get as many emails as possible since this facilitates communications on a very economical level. We will continue to seek more emails. To the extent that some newsletters are hand delivered, approximately 125, we have been lucky to have Vern Hydorn deliver these. However Vern may want to step away from this. If we were to mail them, it would add an additional \$235.00 to our expenses.

We are going to work with Alabama Power to review and develop a plan to add more street lighting. As of this date we are waiting for Alabama Power to get back to us on additional lighting. Prior to any installation, homeowners that may be impacted will be contacted.

Officer Brian Hale of the Hoover PD made a presentation on Neighborhood Watch. There appears to be an interest in attempting to implement this. The Board will meet with interested parties to see how viable this is. Since our community extends over a wide area, it would be necessary to have a large, community participation.

Charles Diggs, President of our new Management Company, **Premier Property Management** made a brief presentation as a way of introducing himself and his organization.

We want to continue to publish a quarterly newsletter. Residents are encouraged to submit articles for this publication. Distribution via email is the preferred mode and anyone who has not provided us with their email address is asked to do so.

New LED lights have been installed on our brick columns. The gazebo on Crossings Dr. has been painted. New landscaping will be installed.

A general discussion followed and addressed issues as violation letters, greater neighborhood participation, develop a community wide address book.

During our annual meeting, Officer Brian Hale made a presentation on Neighborhood Watch. There was a lot of interest in getting this program up and running.

David Livingston has stepped up to help organize this initiative. Here is an email that was sent via Nextdoor:

The meeting is set for Nov. 6th at 2:00. If you are interested in getting involved, please respond to CCNWG@yahoo.com. Include your name, address and contact email since this is how we will communicate any update, changes and issues. The place for the meeting will be determined shortly based on the number of people interested in attending.



Looking for email address,

The most economic way of communicating in mass is via email.

If you know of a neighbor that does not receive this newsletter via email, please ask that they send an email address to me, sgoldman3320@att.net or communications@caldwellcrossings.net

The Benefits of Walking

Walking is one of the easiest ways to exercise. You can do it almost anywhere and at any time.

Walking is also inexpensive.

All you need is a pair of comfortable shoes.

Walking will:

- Give you more energy
- * Make you feel good *
- Help you to relax *
- Reduce stress *
- Help you sleep better
- * Tone your muscles
- * Help control your appetite
- * Increase the number of calories your body uses
- Safety Tips
- Keep safety in mind when you plan your route and the time of your walk.
- * Walk in the daytime or at night in well-lighted areas. *
- Walk in a group at all times.
- * Notify your local police station of your group's walking time and route.
- * Do not wear jewelry.
- * Do not wear headphones.
- * Be aware of your surroundings.



Garbage & Recycling

LEAF/TRASH PICK-UP

Loose-Leaf pickup service will resume in Hoover soon. The 2016-2017 schedule has been posted on line and will be mailed out to residents in a few weeks. All loose leaves and small yard debris need to be containerized or bagged for curbside collection until that time. Please do NOT use your recycle bin for yard debris. Larger trash items should be on the curb for the Knuckle-boom truck collection. If you have a large amount of yard debris or household trash out for collection, please call Santek at 205-631-1313 or Public Works at 205-444-7543 to be placed on a daily list that is sent in to Santek from our Public Works office at 3pm. While citizens are performing their "Spring Cleaning" please allow ample time for pick up due to the *heavy amount of request* during the summer months. Work done by a contractor is NOT eligible for pickup by Santek.

SPECIAL ITEMS DISPOSAL

Paint cans- Remove the lids from all of the cans. If there is paint inside, put sand, dirt, or kitty litter in the cans with the paint for absorption. Place the cans curbside with the lids off for pick-up.

Appliances with Freon (such as refrigerators and air conditioners) will not be picked up until the Freon has been drained and a certified sticker has been placed on the item. A technician at an appliance service department can provide the freon removal. The items can then be placed at the curb for pick up. Again, call Public Works at 205-444-7543 for these large item pick-ups.

ITEMS THAT WILL NOT BE PICKED UP

Batteries and tires

Friendly Reminder about Contamination/Trash in your Recycling Containers:

The following items may not be placed in your recycle cart:

Household trash and food products (rinse any plastic containers or metal cans that have been in contact with food)

Styrofoam

Aerosol cans

Medical waste

Wire hangers

Loose shredded paper (If you have shredded paper, place it in a paper bag and close with tape before placing in the recycle bin)

Plastic flower vases

Glass of any kind

Limbs/yard debris

For more information, click on the Hoover Recycles link. The City of Hoover provides to all homes within the city limits the following services free of charge:

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Vote this November

Regardless of who you support, the upcoming Presidential election is important to everyone. It is vital that you exercise your rights and cast a ballot for the candidate of your choice.

Encourage your neighbors, friends, relatives, co-workers to vote.





Nextdoor Guidelines for Neighborly Behavior

Our mission is to use the power of technology to build stronger and safer communities everywhere. We hope to inspire each Nextdoor member to be a better neighbor. We challenge members to hold themselves, and each other, to the highest standard of neighborly behavior:

Treat everyone with respect

Assume good intentions in others and give them the benefit of the doubt.

Disagree without being disagreeable; focus on issues, not personal attacks. Do not use profanity.

Practice moderation and do not over post in a way that dominates conversations.

Send private messages or post to a Group when a limited audience is more appropriate.

Messages that are discriminatory or contain racial profiling are expressly prohibited

Share helpful information

Answer fellow members' questions.

Share information about crime and safety issues.

Recommend local businesses and services (without spamming or inappropriate self-promotion).

Sell, share, or give away personal items that you no longer want or need.

Discuss community issues (but avoid campaigning).

Spread the word about local events.

Provide support to fellow members in need.

Honestly represent yourself

Use your real name, not an alias, pseudonym, or abbreviation.

Join as an individual not as a couple, family, or organization.

Take the time to add a photo and to fill out your profile

You can get more information about Guidelines by visiting the Nextdoor Webpage. Use this link:

<https://help.nextdoor.com/customer/en/portal/articles/1428058>



The street lights in Caldwell Crossings are not monitored by Alabama Power. When a light goes out, we must rely on our residents to report the outage. You can go to their website:

<https://customerservice.southerncompany.com/Outage/OutageHome.aspx?mnuOpco=apc>

Select This :

Streetlights (Municipal)

Report a broken pole

- The glass is broken
- Light bulb is out

Someone has crashed into the pole

Click on SUBMIT

You will be taken to an online form. Complete the form and submit it

Alabama Power generally responds within 5 days.

Contacts:

Board of Directors: BOD@caldwellcrossings.org

ARC: ARC@Caldwellcrossings.org

Communications: Communications@Caldwellcrossings.org

Premier Property Management rwhalen@ppm-inc.biz 205.403.8787



CALDWELL CROSSINGS OWNERS ASSOCIATION

	2016	2016 Actual	2015
<u>INCOME ACCOUNT</u>	<u>Annual Budget</u>	<u>YTD August</u>	<u>Annual Budget</u>
Membership Assessments	\$103,750.00	\$106,100.00	\$103,500.00
Prior Year Assessments	\$1,500.00	\$0.00	\$1,500.00
Late Fee/Compliance Income	\$350.00	\$1,090.00	\$350.00
Interest - Operations Reserves	\$1,100.00	\$448.60	\$1,100.00
Other Income(Delinquency/Lein Fees)	<u>\$1,500.00</u>	<u>\$956.00</u>	<u>\$0.00</u>
TOTAL INCOME	\$108,200.00	\$108,594.60	\$106,450.00
 <u>ADMINISTRATIVE EXPENSES</u>			
Community Expense	\$3,000.00	\$375.17	\$3,000.00
Newsletter	\$500.00	\$185.00	\$1,000.00
Board D&O & Gen Liability Insurance	\$2,600.00	\$2,824.00	\$2,600.00
Office Exp/Postage/printing supplies	\$2,500.00	\$1,888.16	\$2,500.00
Storage-Records	\$60.00	\$45.00	\$60.00
Legal/Accounting Fees	\$1,500.00	\$323.00	\$1,500.00
Bad debt/Miscellaneous	\$1,000.00	\$0.00	\$0.00
Management Fees-Base	\$25,380.00	\$19,883.00	\$25,380.00
Management Fees-Xtra	\$650.00	\$457.06	\$1,650.00
Administration	<u>\$0.00</u>	<u>\$76.00</u>	<u>\$0.00</u>
TOTAL ADMIN EXPENSE	\$37,190.00	\$26,056.39	\$37,690.00
 <u>COMMON AREA EXPENSE</u>			
Landscape Maintenance	\$21,600.00	\$13,600.00	\$21,200.00
Fertilization & Weed Control	\$2,668.00	\$2,667.60	\$2,668.00
Street Lighting	\$380.00	\$0.00	\$0.00
Unscheduled Maintenance	\$4,662.00	\$375.00	\$5,892.00
Electricity	\$39,200.00	\$26,167.19	\$36,000.00
Water	<u>\$2,500.00</u>	<u>\$1,298.90</u>	<u>\$3,000.00</u>
TOTAL COMMON AREA EXPENSE	\$71,010.00	\$44,108.69	\$68,760.00
TOTAL EXPENSES	\$108,200.00	\$70,165.08	\$106,450.00
 INCOME LESS EXPENSES	 \$0.00	 \$38,429.52	 \$0.00

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Curb side garbage collection - twice weekly

Recycling - each Wednesday

Curb side limbs/brush removal, large bulky items, call to schedule or submit to [RequestTracker](#)

Leaf collection during the fall and spring months

Note: We will not remove items placed at the curb by contractors, companies or individuals which have been hired by the homeowner for their services. They are responsible for the removal of any debris generated.



Holiday Schedule for Santek

The five (5) holidays in which your service could be delayed are:

July 4th

Labor Day

Thanksgiving Day

Christmas Day

New Years Day

When one of these five holidays falls on the weekend, there will be *no change* in your garbage and recycling services. If a one should fall during the week, your service will be delayed by one day the remainder of that week. This would include recycling services as well.

Additional Information

If you have any questions regarding our garbage, trash, and recycling services please call or [email](#) the city or Santek.

The city hosts an annual [Household Hazardous Waste Day](#) each April to allow city residents to dispose of hazardous or environmentally sensitive material.

7 Things to Check Before You Call an HVAC Repairman

Great news! Some air conditioner and heater problems are easy to fix. If your system is not working properly, try these simple solutions. You may even eliminate the need for a service call...saving you time and money.

Check the circuit breaker.

It is possible a breaker tripped. Keep in mind, your outdoor unit may be on a separate breaker from your indoor unit, so check both breakers. If the breaker tripped, reset it.

Check the power disconnect switches.

The power switch for the inside unit looks like a light switch and is usually located on the side of the equipment or on the ceiling above the unit.

Replace your air filter.

Imagine trying to breathe with a pillow over your face. That's how your air conditioner feels with a dirty filter...it cannot breathe! A clean filter will help your system operate the way it was designed.

Remove obstructions.

Make sure all of the air vents are open and there are no weeds growing around the outdoor unit.

Change the batteries in your thermostat.

If the display is blank, it is time to change the batteries.

Check the settings on your thermostat.

Make sure the system is set the way you want it – Cool or Heat.

Also, confirm the temperature on the thermostat is set below the current room temperature when in Cool mode or above the current room temperature when in Heat mode.

Empty the drain pan and flush out the drain line.

A great HVAC contractor will install a water safety switch under the indoor unit to help prevent water from leaking into your house.

Water in the pan is a sign your drain line is clogged. Simply empty the pan and flush out the drain line.

If the problem is more severe, play it safe and call us at (205) 871-8111. Our highly trained, certified technicians are only a phone call away.

**Jamie & Tina White, Owners of Brown Heating and Cooling
Crossings Drive**