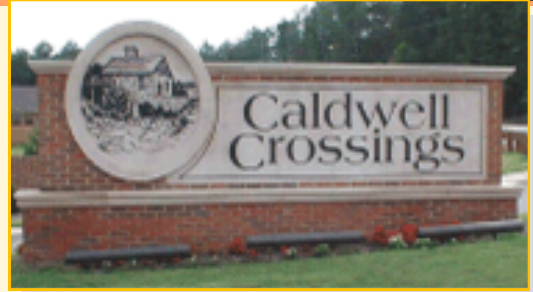




Caldwell Crossings Home Owners Association



News You Can Use

Visit Your website: caldwellcrossings.net



Protecting Property Values
Is What Our Association Is
All About! One of the
biggest advantages of

living in a common-interest development is the ability of the Association to preserve, protect and enhance property values. But, just how does the Board of Directors guide the Association to perform those duties? Often, we think of the Association as a collection of rules and regulations limiting personal freedoms and individuality. But, it is those same rules and regulations that protect, preserve and enhance the investment each of us have in our home. If you dust off your copy of the C&R (Covenants & Restrictions) and reread them, you will see that the Board of Directors have a pretty precise blueprint on how to protect your investment. First and foremost, our Association is not just made up of the Board, and a few interested owners. It was established as a corporation in which ALL owners are

members. What that means is that, as an owner, you have committed yourself to become business partners with every other owner in the community. But, to achieve the primary goal of the Association (to preserve, protect and enhance property values) certain Covenants and Restrictions had to be established in order to achieve that goal. In those C&R's, the Board is given the authority to establish Rules & Regulations that complement the Association's purpose. When we follow the C&R's and the Rules & Regulations, we are doing part of our duty as members of the Association. Architectural controls and guidelines and procedures for gaining architectural approval were established in order to promote aesthetic conformity and eliminate architectural changes that threaten the investment other members have in the Association. By following the architectural guidelines and obtaining approval from the Association before any exterior architectural

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EMAILS **Board of Directors:** bod@caldwellcrossings.net
Architectural Committee: arc@caldwellcrossings.net

Communications: communications@caldwellcrossings.net

Management Company: Rian Whalen <rwhalen@ppm-inc.biz>



F.B.I. statistics show that 1 in every 6 home will be burglarized this year, and 1 in every 4 burglaries involves forced entry.

Most burglars only need 60 to 90 seconds to complete their act. Unfortunately, most entries are made through open garages, unlocked doors and windows. Open garages provide the perfect opportunity for burglars to access your home and valuables.

Here is a simple checklist to ensure that you don't become victim of burglary.

When returning to your residence

- Is my garage door shut?
- Did I take my purse/wallet out of my car?
- Is my car locked?
- Did I lock the door behind me?
- When leaving your residence
- Did I lock the front door?
- Did the Garage door shut all the way?
- Are the other cars at my home locked?

Neighborhood Watch Tips

Let's all work together to help eliminate neighborhood crime. Please watch out for these activities in our neighborhood:

- Someone running from a car or home.
- * Someone screaming. If you can't explain the screams, call law enforcement and report them.
- * Someone going door-to-door in the neighborhood or looking into windows and parked cars. *
- Someone asking about past residents. *
- Someone who appears to have no purpose wandering through the neighborhood.
- * Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding. *
- Vehicles moving slowly without lights or without an apparent destination.
- * Business transactions conducted from a vehicle. This could involve the sale of drugs or stolen goods.
- * Offers of merchandise available for ridiculously low prices. The merchandise might be stolen.
- * Someone walking or running while carrying property at an unusual time or place.
- * Someone removing property from unoccupied residences.
- * A stranger entering a neighbor's home which appears to be unoccupied.
- * A stranger in a car who stops to talk to a child. A child resisting the advances of an adult.

Homemade Window Cleaner Recipe

1/4 cup rubbing alcohol.

1/3 cup vinegar (for best results, make sure it says "made from grain" on the label)

distilled water.

a new 32-ounce spray bottle.



If you have problems with the pickup of trash or recycle from Santek please contact

Robin Mangino
Administrative Services Supervisor
Hoover Public Works
2020 Valleydale Rd, Suite 111
Hoover, Al. 35244
205-739-7147
Fax: 205-444-7679
Cell: 205-317-5659

You can find more information on the Hoover website

<http://www.hooveral.org/>



Have something to contribute? Want your

name in print? We are always looking for

items of interest to publish. Perhaps you have

your own business and would like to let people know what you

do. Do you have a hobby that would be of interest to folks? If

you wish to contribute an article, please contact

communications@caldwellcrossings.net

Best Practices with a sprinkler system

Wait before watering. Don't turn on your sprinkler system just because it's been a few days since the last watering. Instead, wait to see signs of drought stress in the grass, like the color turning from green to blue-ish gray, wilting, or footprints remaining visible. Allowing grass to experience a small degree of water stress after you've given it a deep watering actually encourages roots to grow farther down in search of moisture, rather than staying at the surface. As soon as you begin to see signs of stress, water the lawn deeply again.

Water early in the day. Run the sprinkler system during pre-dawn hours for most efficient watering, as the lawn will lose less moisture to evaporation from the sun and heat. Avoid night watering, though, as watering after dark will cause grass blades to remain moist overnight, making them more susceptible to fungal diseases.

Computer Corner

Phishing



Phishing is when a scammer uses fraudulent emails or texts, or copycat websites to get you to share valuable personal information – such as account numbers, Social Security numbers, or your login IDs and passwords. Scammers use your information to steal your money or your identity or both.

Scammers also use phishing emails to get access to your computer or network then they install programs like [ransomware](#) that can lock you out of important files on your computer.

Phishing scammers lure their targets into a false sense of security by spoofing the familiar, trusted logos of established, legitimate companies. Or they pretend to be a friend or family member.

Phishing scammers make it seem like they need your information or someone else's, quickly – or something bad will happen. They might say your account will be frozen, you'll fail to get a tax refund, your boss will get mad, even that a family member will be hurt or you could be arrested. They tell lies to get you to give them information.

Be cautious about opening attachments or clicking on links in emails. Even your friend or family members' accounts could be hacked. Files and links can contain [malware](#) that can weaken your computer's security.

Do your own typing. If a company or organization you know sends you a link or phone number, don't click. Use your favorite search engine to look up the website or phone number yourself. Even though a link or phone number in an email may look like the real deal, scammers can hide the true destination.

Make the call if you're not sure. Do not respond to any emails that request personal or financial information. Phishers use pressure tactics and prey on fear. If you think a company, friend or family member really does need personal information from you, pick up the phone and call them yourself using the number on their website or in your address book, not the one in the email.

Turn on two-factor authentication. For accounts that support it, two-factor authentication requires both your password and an additional piece of information to log in to your account. The second piece could be a code sent to your phone, or a random number generated by an app or a token. This protects your account even if your password is compromised.

As an extra precaution, you may want to choose more than one type of second authentication (e.g. a PIN) in case your primary method (such as a phone) is unavailable.

Back up your files to an external hard drive or cloud storage. Back up your files regularly to protect yourself against viruses or a ransomware attack.

Keep your security up to date. Use security software you trust, and make sure you set it to update automatically.



Memorial Day is on May 28, 2018 an American holiday, observed on the last Monday of May, honoring the men and women who died while serving in the U.S. military. Originally known as **Decoration Day**, it originated in the years following the Civil War and became an official federal holiday in 1971. Pause for a moment during this day to remember those who served and died.



7 things to check before you call a 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.

1. Change the batteries in your thermostat. If the display is blank, it is time to change the batteries.
2. Check the settings on your thermostat.

Make sure the system is set the way you want it – Cool or Heat. Confirm the temperature is set below the current room temperature when in Cool mode or above the current room temperature when in Heat mode.

3. 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.
4. Check the power disconnect switch. 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.
5. 5. Replace your air filter. This is a big one! Imagine trying to breathe with a pillow over your face. That's how your air conditioner feels with a dirty filter...it cannot breathe!
6. Remove obstructions. Make sure all of the air vents are open, nothing is stored on the vent, and there are no weeds growing around the outdoor unit.
7. Empty the drain pan and flush out the drain line. Water in the pan is a sign your drain line may be clogged. Simply empty the pan and flush out the drain line.

Still have a problem? Call Brown Heating and Cooling at (205) 871-8111. Our highly trained, professional technicians are only a phone call away.

Caution: You can cause harm to yourself, the system and your house. Before you attempt repairs on your own, read your warranty documents to ensure you are not voiding the manufacturer's warranty or the service company's labor warranty.

Disclaimer: Information is provided for educational purposes only. We assume no responsibility for errors, inaccuracies, omissions or an inconsistency herein. Your specific circumstances are unique, so contact the manufacturer or a licensed professional before making major changes or investing money.

[Jamie White is the owner of Brown's Heating and Cooling a resident of Caldwell Crossings](#)

Jamie White | Owner Brown Heating and Cooling

205.871.8111

[Brown's website](#)

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changes are made, we are doing part of our duty as members of the Association. Our Board of Directors is given the charge of overseeing the operations of the Association and to see to it that the C&R's and Rules & Regulations are followed by the Association's members. The Board is made up of owners, other members just like you. They volunteer their time and energy to serve the Association because they care about the investment they have in it. Committees maybe formed to assist the Board with their charge. These committees are made up of volunteer owners, just like you. When you volunteer to serve on the Board of Directors, or you volunteer to serve on a committee, you are doing part of your duty as a member of the Association. Annual assessments are necessary to protect and maintain our community assets and to help provide professional management to assist our community. When owners fail to pay their assessment on time, the Association is unable to meet all of its financial obligations. The result: The degree of property value protection the Association provides is reduced. In other words, even one owner who does not pay their assessment on time can adversely effect how Association business is conducted. When you pay your assessment on time, you are doing part of your duty as a member of the Association.



At the beginning of this year, the Board of Directors sought to consolidate common ground maintenance from two providers to one. We wanted a company that could do both maintenance, lawn care and fertilization. We reviewed several bids and elected to go with the **GREEN TEAM**. Thus far they have lived up to our expectation Here is some information from them:

The Green Team (TGT) is a full service Landscape and Irrigation contractor which is locally owned and operated. With 10 years in business The Green Team has a very experienced staff combined management of 55 years experience and labor force. Specializing in commercial landscape maintenance and management of home owner associations and other commercials sites thru the years has given our employees keen eye for quality landscape and curb appeal. TGT is very involved in the Community Association Institute (CAI). Our CEO, Fields Greer ,is the current President of the CAI state of Alabama Chapter. TGT currently manages many large HOA and Condo associations and we look forward to working with Caldwell Crossings to continue to enhance and develop the landscape and irrigation.

Fields Greer
Owner

