

# Crosby Crooner



Summer 2014

Issue 6

## Inside this issue:

HOA Board Jabber	1
Board Meeting Recap	2
Common Area Landscape	3
Crosby Club Divots	3
Landscape Winner	3
Real Estate Chatter	4
Real Estate Ramblings	4
Fire Safety	4
Design Review Chatter	5
Gatehouse Rantings	5
Social Committee	6
Water Conservation	6
Mensa Quiz	7
Reminders	7

Are you receiving community e-blasts? If not, please contact JD Richardson at [thecrosby@jdrichardson.net](mailto:thecrosby@jdrichardson.net) or (619)234-9884.

## HOA Board Jabber by Carole Hogan

### Association Operation Processes

May 2014

With Starwood's turnover of the Northern Roadway to the Association last August, the transition to full homeowner control of Crosby common area property is complete. One of the major goals this year is the development and implementation of Association processes for the efficient operation of its organizational infrastructure.

The Association is a California non-profit, mutual benefit corporation. As defined in the CC&Rs and in State law, it has a hierarchical management structure with the Board at the top of the org chart. Here, as in most homeowners associations, a community manager, subject to Board control, oversees the day-to-day operations of the Association.

With a community as large and complex as The Crosby, four advisory committees perform critical services to the Board on behalf of the Association. Compared to some of our neighboring associations with as many as ten committees, ours is a modest number.

The Crosby committees include Access Control, Design Review, Finance and Landscape. The Association also has a Social Committee, which works to create and maintain a neighborly, social framework for residents. Strictly speaking, it is not an advisory Board committee.

The Design Review Committee has special status. It is the only Committee required by the CC&Rs. Its powers and responsibilities are specified in Article 8 of that document.

The Association's current organizational processes as defined by Starwood include annual reporting obligations and short and



long-term issue resolution. While a start, much more is needed to assure the efficient operation of the Association.

The types of process enhancements being considered include, for example: quick reference guides that specify the powers and responsibilities of each committee and the Board, annual calendars of key events, annual operations plans, five-year roadmaps and manuals of rules and regulations. The content of each of these process documents will vary according to the Committee it describes or the Board itself.

The Board may create an ad hoc advisory committee to make recommendations on the process enhancements. In that case, homeowners with business management skills will be especially helpful. If you are interested in becoming a member of such a committee, please send email to Sarah Richardson at [sdr@jdrichardson.net](mailto:sdr@jdrichardson.net) and include your qualifications.

### Upcoming Meetings:

**June 25th—Executive Session**

**June 25th—Annual Election Meeting at 6pm in the Club Ballroom**

**July 23rd—Executive Meeting**

## Board Meeting Recap: May 22, 2014



In a continued effort to be transparent and keep you all up to date on community happenings, we would like to provide you all with a summary of the most recent Board meeting.

**Financial Update:** Sarah Richardson provided the members with a financial update. through March 2014. The consolidated financial assets total \$4,856,061. A total of \$2,823,674 is being held in the reserve accounts. Currently the HOA is in good financial standing and continues to operate within budget. There are 9 homeowners who are significantly behind on their HOA dues. The Board is aggressively pursuing collection via legal firms who specialize in HOA delinquency collection.

**Common Area Parking:** Carole Hogan informed the membership that the HOA has contracted with Fire Safe Solutions who specializes in traffic and parking compliance in developments such as Crosby. The goal is to determine whether additional common area parking areas can be added while maintaining compliance with RSFFD.

**Proposed Event Access Policy:** This has been tabled for now. The Board will provide the membership with an update very soon.

**New Committee Appointments:** The Board approved new appointments and reappointed current members to the Landscape & Access Control Committees.

**Crosby Access through Lakes HOA:** Carole Hogan updated the membership on the Shared Use Agreements reciprocal rights for resident and guest gate access and the Crosby Board's efforts in getting Lennar, the Lakes' developer who still has control of their access gates to comply. There was much discussion on this and the Board ensured the members that they are being aggressive with pursuing compliance with clear deadlines. The Board has since received a response and the temporary "fix" is to allow all Crosby residents and guests through the Lakes south gate through the guest lane. All guests with a current Crosby access pass will be granted access or Crosby guests who are on the Lakes' guest list be issued a Lakes' guest pass. To add your guest(s) to the Lakes' guest list, call the Lakes gate at (858)688-9422 before arrival of your guest. A detailed e-blast and letter was sent out to the membership on this.

**Median Renovations along Bing Crosby Blvd:** There was a special open session meeting held on April 24, 2014 to discuss this project, obtain verbal feedback from residents in the audience and review written feedback for Board consideration. The Board updated the members at this meeting with the total votes obtained in writing on the proposed designs and revealed that the majority of written votes desired the traditional landscape design while the majority for the residents in the audience at the April meeting expressed their desire to keep the turf in place as it created a lush green premier look. The new landscape committee will work with a Landscape Architect to finalize the design plans for the medians in the near future. The residents will be updated as the plans progress.

For a copy of the April regular session minutes, please log onto the community website at <http://Crosbyestates.org>. The May 22nd regular session meeting minutes will be available once they have been reviewed and approved at the next open session meeting.

If you need help registering for the community website, please contact [thecrosby@jdrichardson.net](mailto:thecrosby@jdrichardson.net).

Sarah Richardson, CCAM

## Common Area Landscape Enhancements by Craig Bernard

The median renovation has been put on hold until a revision is made by a landscape architect to traditional plant material. This was based upon the preference poll that was taken. Out of 53 that submitted preferences 30 favored traditional and 23 favored waterwise plant material.

Also, the landscape committee has been enlarged. Joining it are Don Fontana, Kris Fulhorst, Ron Hogan, Skip Hogan, Bill Ostrem, and Robby Thorne. This talented group of homeowners will help to make the Crosby an even better place to live.

Do you have an olive tree???

If you do there is a disease called Xylella Fastiosa or leaf scorch that is affecting them in the area. The disease commonly affects many different types of plants and we see it in San Diego in Olive, Oleander, Liquidambar and Purple Leaf Plum. It can be prevented by a chemical spray application. There are also some root rot diseases that can present similar symptoms so it is always good to take samples to the lab to confirm the disease. The county can do this with some accuracy for free (no chemical test) or a private lab can more accurately diagnose for around \$120 for one sample and \$30 each additional. So, if you have a concern about this, call your tree expert



## Crosby Club Divots by Ed Sanabria

The Crosby Club has had an abundance of success with the Prospective Member Invitational so far and there is still time to join in! The club has also recently had record attendance at our Mother’s Day and Easter brunches. The Dining Room and Bar have been more popular than ever on Friday nights where club members join in for happy hour and live music! The Road to Kidtopia Summer Camp Program runs June 16<sup>th</sup> through August 8<sup>th</sup> this year! With camp’s concentration on Swimming, Tennis and Golf instruction as well as special weekly themes and entertainment it is sure to be a hit! With the recent heat, the Pool has served as a sanctuary for our members. It is heated to a perfect 81 degrees year round! Our Memorial Day Poolside BBQ is also coming up and our first Dive-In Movie of the season is scheduled in June!

For more information on the clubs offerings and the PMI program please contact Rhonda Hill at (858) 759-3846 or at [rhill@thecrosbyclub.com](mailto:rhill@thecrosbyclub.com) or Kira Haley, Athletic Director at (858) 759-3844 [khaley@thecrosbyclub.com](mailto:khaley@thecrosbyclub.com).



Ed Sanabria, General Manager



## Quarterly Landscape Winner

The yard of the quarter is **8008 St Mary's Court!** This beautiful front yard is a top contender every time - Always beautifully kept with lots of flowers, perfect lawn and beautiful trees!



## Real Estate Ramblings by Lisa Golden

Spring has arrived and the Crosby is blooming! We see homeowner's investing in their properties once again with new landscaping, stonework, solar panels and pools. It is a good sign to see more stability and improvements in our neighborhood.



The San Diego real estate market continues to stabilize with demand that exceeds supply in many areas. The greater share of sales being in the middle and high end markets is a plus for our area. Home sales quickened last month compared to February but had the lowest number of sales for March (-14.3%) to March of last year, according to DataQuick. Inventory is also thin which encourages sellers, however investment purchases have fallen and the jump in mortgage rates have priced some buyers out.

Currently all home sales are up in 92127 (7.2%) from March of last year and up a whopping (16.4%) for single family homes in our area year over year. **Currently The Crosby has 21 active listings, 1 pending with only 4 sales in the last 6 months now that we have moved away from new construction.**

With the surrounding areas of The Lakes and Del Sur building further out, The Crosby becomes even a more desired location, as we will not be viewed as the 'far out' ones soon. Sevilla and Estrella in The Lakes have approximately 26 more homes to build and some custom lots left. The Del Sur development towards 4S is planned to build approximately 300 homes average price point at 900k and retail space that has not yet finalized.

As we watch the growth that surrounds us, we can feel more confidence with the market. If rates stay low, credit is available and we see continued job growth in our area we can expect to see more of the same stabilization to a gradual increase in prices. If however we get into a situation of over-supply the market could stagnate. The Crosby however, not only has all the amenities and beauty, but as they say "location, location, location!"

Lisa Golden

## Fire Safety

In light of the recent wildfires and in an effort to keep all Crosby residents well informed, we would like to take this opportunity to provide you with detailed information on brush clearance and evacuation routes for The Crosby.

Brush Management areas are located where backyards of homes meet the natural vegetation of the surrounding open space areas. Either (1) the Association or (2) the Rancho Santa Fe Fire Dist (RSFFD) or (3) The Lakes HOA is required to maintain these areas following the RSFFD's specifications. The Brush Management map the HOA uses identifies which areas are required to be maintained by the Association or the other entities. Unauthorized modification or plant removal from these areas by the Association or homeowners is strictly prohibited. Please also be aware that the open space areas are planted with specific types of native, "drought resistant" plant materials. The manner in which these areas are maintained are also mandated by the county and RSFFD.

Please keep in mind that native vegetation in these areas can look dry during the hot seasons; however, this is a natural cycle and cannot be modified/removed. For a copy of the map showing the brush management zones which are required to be maintained by the three entities, contact [thecrosby@jdrichardson.net](mailto:thecrosby@jdrichardson.net).

The Association's landscaper maintains the Association owned brush management zones annually, in accordance with the county & RSFFD's requirements, to prepare for the fire season. This maintenance typically is performed in early summer (although the Association has already begun this project). Only the Association may perform the brush management in these areas. The Association follows the Brush Management Guide which sets forth the specific requirements with which we must comply.

Under normal circumstances, the only means of vehicle entry and exit for The Crosby is through our the main gates at Del Dios and Camino Del Sur. In the event of an emergency, our gate attendants have the ability to manually open these gates. Additionally, in the case of an emergency, the Fire Officials and/or Sheriff are able to open other gates on San Antonio Rose Crt, Artesian Rd and Top O' Crosby. Please be reminded that in the event of an emergency, local law enforcement or fire officials are responsible for providing evacuation instructions.



## Design Review Chatter by DRC

We have more and more neighbors installing photovoltaic solar panels on their homes. Please remember to contact the DRC via the property manager to submit an application. The Crosby has specific guidelines that must be followed.



California is in its third consecutive dry year and there is no real relief in sight. In January, Gov. Jerry Brown declared a drought emergency. Last month, he issued a second executive order to make sure there's enough water to fight wildfires, assist cities and farmers.

More than 96 percent of California faces severe to exceptional drought, compared to just 30 percent one year ago. "The driest months are still to come in California and extreme drought conditions will get worse," the governor warned. He called on all Californians to redouble their efforts to conserve water "in every way possible."

Have you considered reducing water by modifying your landscape?

There are many ways to do this including replacing plants that require a lot of water with succulents or other plants that do not require much water. Many of these options are beautiful and easy to care for.

When you are thinking about any exterior modification, please contact JD Richardson Co at (619)234-9884 or [Katie@jdrichardson.net](mailto:Katie@jdrichardson.net) for assistance. We are here to answer all your questions about the process.

The Design Review Committee (DRC) would like to make it as easy and simple as we can for you to accomplish your project. For a general overview we suggest that you review the recently updated Design Review Guidelines. They are available in Design Review Category under the Library tab on the Association website: <http://crosbyestates.org>.

The Design Review Committee

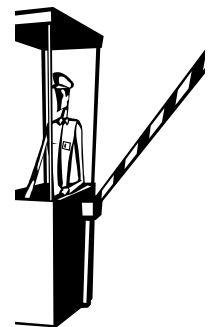
## Gatehouse Rantings by Ken Taylor, Site Supervisor

Over the past couple months, The Crosby Estate upgraded its transponder system and the process is now complete. The upgrade will help reduce unwanted traffic in the community and provides an easier online system for you to manage your personal and guest info. Thanks for your help.

As part of the process we collected email addresses from most of you. Those addresses have been entered into dwellinglive and a welcome email was sent out to each resident. This email contains instructions on how to log into the program and update your information.

The recent wildfires are some of the scariest things I've witnessed. The flames and smoke from the Bernardo fire were so close to our area that the Sherriff's department ordered the Crosby and Ava-

ron residents to evacuate. The Sherriff's department uses a system called "Alert San Diego" to notify residents when their community is in danger and has to evacuate. It's an automated system that calls your cell phone and sends an email with instructions on where to go and how to get more information. I strongly suggest everyone sign up for the service to stay informed in case of an emergency. The website is <http://readysandiego.org/alertsandiego/>



Lastly, a friendly reminder with the summer BBQ season upon us, please remember, if you are hosting an event please be sure to upload your party list into the DwellingLive system. This will prevent your guests from being delayed at the gates. If you need help uploading, there is contact info listed on the DwellingLive website: [community.dwellinglive.com](http://community.dwellinglive.com).

## Crosby Social Committee

Special Crosby Events "Coming Our Way!"

An update from the Crosby HOA Social Committee.

All Crosby residents can look forward to some exciting events this year. Fun for the family and adult get-togethers too! The committee has discussed and planned several events and pending approval from the HOA Board of Directors, we will be able to give you the details in the next Crosby Crooner. In the meantime, keep an eye open in the Mail-Room where we will have information and events posted..

We are always looking for new ideas and volunteers to help with our upcoming events. If you would like to get involved with the Social Committee or have ideas to share, please contact us at: [crosbyhoasocial@gmail.com](mailto:crosbyhoasocial@gmail.com).

Always a "Holiday-Inn" the Crosby!

## Water Conservation

Do you want to keep your water bill low??

In their recent bill OMWD is offering a free water use evaluation service. They will do an evaluation in about an hour that will help detect any leaks in your outdoor irrigation system and provide tips on how to conserve.

Additionally, OMWD is offering incentives of up to \$3.50 per square foot for replacing grass with hardscape or California friendly plants. For information on the rebate, visit [www.olivenhain.com/rebates](http://www.olivenhain.com/rebates)

Craig Bernard



## Crosby Meet Up Website

### Meet Crosby Neighbors Through [meetup.com](http://meetup.com)

YOUR HOA SOCIAL COMMITTEE WELCOMES YOU TO [MEETUP.COM](http://MEETUP.COM) FEATURING UPCOMING CROSBY COMMUNITY SOCIAL EVENTS AIMED AT BRINGING OUR COMMUNITY TOGETHER TO MEET, GREET, SOCIALIZE, AND HAVE FUN.

- Prior meetups include:
- Tuscan Cocktails Under the Stars
- Wine Tasting
- Nutritionist Led Tour of Whole Foods Market
- Dancing Classes
- Family Spring and Fall Festivals
- Community Hikes and Walks
- Adult Dinner Parties

and much more.....

Take the first step to having fun:

1. GO TO [WWW.MEETUP.COM/CROSBYHOASOCIAL](http://WWW.MEETUP.COM/CROSBYHOASOCIAL)
2. You will be prompted to create a meetup account upon sign in. You can choose this option or also use your Facebook account login credentials if you already have one. Please be sure after you have signed in to update your email settings in the upper right corner. Click "Account" and select "Email and Notifications" and deselect all correspondence. If you do not do this, you will receive multiple emails from Meetup
3. An account must be created to view events and member details
4. Your street address is used to verify Crosby residents. THE CROSBY PLATFORM IS ONLY FOR CROSBY RESIDENTS.
5. Use our message board to contact event organizers with questions or suggestions

Please note: The Social Committee is not affiliated with The Crosby swim, tennis, and golf clubs.

Questions? Contact [varanya@ediblecommunities.com](mailto:varanya@ediblecommunities.com) for further information.



## Mensa Quiz

1. Begin with the number of legs on a spider, add the number of stripes on the U.S. flag in 1935, divide by two and add the number of leaves that enables you to distinguish poison ivy. What do you have?
2. If seven chocolate bars and one bag of jelly beans costs \$.036 and ten bags of jelly beans and one chocolate bar costs \$.015, how much is a chocolate bar?
3. Of the following words, one is the "odd man out." The difference has nothing to do with letters, vowels, consonants or syllables. Can you find the word?  
**Grate Mitts Blame**
4. In a county fair pie-eating contest, Joe ate 3 pies in 20 minutes. At the same speed, how long did it take to win the contest by eating 21 pies?
5. What is the 11 letter word that all smart people spell incorrectly?

### Answers to quiz in Winter 2014 Crooner:

1. 3 mph, 2..Four, 3. Sequoia, 4. Videos. She likes words with "O", 5. Nine. Each one reads a book in three hours.



The first person who replies with the correct answers to the Mensa Quiz, will win \$20.00

Send answers to 1-5 to

[thecrosby@jdrichardson.net](mailto:thecrosby@jdrichardson.net)

## A few Reminders



Board Meetings: Executive Board Meeting are held monthly on the 4th Wednesday of each month and Regular Session Board meetings are typically held quarterly on the 4th Wednesday of the month at 6pm in the Club Ballroom.

Community Website - [www.crosbyestate.org](http://www.crosbyestate.org). If you have not registered yet, contact JD Richardson Co at [thecrosby@jdrichardson.net](mailto:thecrosby@jdrichardson.net).

Gate Access Software Registration: To minimize the wait at the gates and expedite your guests/vendor access, please use the gate access software, dwellingLive to manager your guest list. It is also crucial to ensure your guest list is up to date. Please remember that you are responsible for all guests on your list when they are on site.

**Why am I not receiving community eblasts?** We use the email list from the dwellingLive website. Please ensure all emails you wish to receive community news to are registered on the gate access software. Also, dwellingLive has introduced a new resident training website: <http://liftmaster.dwellinglive.com/residents>

