

An Open letter to COR from Earl Sanders, Vice-President

Cross Oaks Ranch HOA

First let me thank you for the honor of serving you on the HOA Board as the new Vice President for the remainder of 2016. This year has brought many new changes and challenges for the association and let me assure you we are meeting them head on and working to create a beautiful neighborhood and an environment where your family can be at ease and flourish. One of those changes is as of August of this year we are now 100% homeowner run! Soon we will have elections for 2017 and you need to get out and vote! Your current board has members like me who have been a part of the transition from being builder run so we have had a chance to learn from them and are putting that knowledge to use to help build out our community and preserve rising property values in our area. You may be approached or asked for your proxy vote if you are not planning on attending the annual meeting which is why I'm writing this to speak on what I see as a potentially troubling situation if you sit this one out.

Let's be frank, there is no such thing as perfection where humans are involved. We have all made some mistakes and probably will again in the future. You also can't please all the people all of the time. I would think any reasonable person would see these are not excuses they are just part of the fabric of everyday life. As many of our long term residents can tell you we have had our ups and downs with builders, changing management companies and occasionally neighbors not being very neighborly. Through it all we have forgiven each other (most of us anyways) and pulled together grown to improve the community many times over from years past. I assure you we will continue to do everything we can to keep us moving in a positive direction as long as we/I hold office. If you have not heard, there's been a lot of drama on social media lately involving the board, the installation of speed bumps, extra pizzas, stop signs and road repair and maintenance issues. I won't be addressing all complaints or assertions floating out there here but I will address these issues from my vantage point which spans a few years with community involvement out here in Cross Oaks Ranch. Anyone who has known me for a few years knows I have always stressed that educated homeowners are a benefit to the community. It's easier for them to grasp the benefits of the association and participate in it. The importance of assessments, code enforcement and so on. With education in mind we decided to create a Resident Advisory committee mainly from volunteers who did not win a seat in the 2016 board election. Our goal was to work with these people and help them be ready to transition to the board if elected. I would like to thank them for their service in 2016. But whether it was from miscommunication, hurt feelings or now what has been openly declared as direct calculation by former committee members, These folks are trying to convince other residents that we are in a crisis of apocalyptic proportions and that all means necessary must be exhausted to remove the current board and management company.

At the heart of the unrest is there is only one elected board at a time that should be conducting the business of the association. That should go without saying. Along with the Management Company, survey results and resident input, we have sought to enact the will of the

At the heart of the unrest is there is only one elected board at a time that should be conducting the business of the association. That should go without saying. Along with the Management Company, survey results and resident input, we have sought to enact the will of the residents and as everyone knows the board has been entrusted with many day to day and some long term decisions that we aren't required to seek resident input on. In the spring of this year some of our committee members claimed to be seeking information as homeowners but the way they went about it caused confusion for some local and state officials that they contacted. To some of them it appeared as if they were representing themselves as board members seeking information on issues and requesting things that only the elected board should be doing. It's at this point that we decided to suspend the committees until we could put some clear parameters around what was expected and what the limits are as a committee member. Simultaneously we found the need to do exactly that in order to comply with current state law. No excuses that we have operated this way over a decade and multiple management companies, we just acknowledged the mistake fixed it and moved on. But this was somehow unacceptable to a few and thus began the opening salvo of conspiracy theories, negativity, virtual slander, unfounded allegations and hyper-aggressive posts on face book. One such conspiracy theory goes that we suspended the committees because they were asking questions about the association which is not true. Along with the insults and growing animosity came challenges to every board decision and deliberately trying to insert themselves into the inner workings of the board to force decisions or slow down or stop proceedings. These actions are costing the association thousands of dollars in fees and lost time to placate what I can only determine is a personal beef with the board as opposed to simply trying to show we made mistakes and that there was a better way . We can't continue to waste money in this way and I think the residents should know why.

There was an issue with stop signs which had been incorrectly placed so we acknowledged the issue and moved to correct it as we should. We installed speed bumps which some residents did oppose in person at meetings. This was done as we felt the need for children's safety from speeders around the elementary school and parks held an edge over other considerations and needed to be addressed prior to beginning the new school year. The speed bumps were installed too high so we acknowledged the issue and moved to correct it as we should. On the heels of that was a long running issue of who is responsible for road repair in the community. We want the MUD or Denton County to care for this until we are annexed or absorbed into a local municipality and have stated so publicly. This is by no means trivial and it has been an acknowledged issue since the community was first built. We were and are aware of it and have been for years. The issue is getting local commissioners on board to support legislation which has not happened in the past. Some commissioners were concerned it would cause an increase in taxes by the MUD. If there is a silver lining hopefully this year with all the attention it may have a chance to finally pass. The issue of extra pizzas stemmed from using the head count from previous movie nights. Since we could only make an educated guess at the number of residents that would show up. Our count was off. We acknowledged that and the extra food was offered to the community to take home. No declarations of waste were made at the time by the then committee chair but now it seems to have become an issue worth removing people from office? I and others who have served on committees have done everything possible to save the association money, spend it wisely and maximize your return on investment as a

homeowner. At the time of me writing this threats both veiled and overt have been made to board members and management company staff. Online there are half truths, and paranoia all over Face book citing dubious “facts” and other misleading statements and spin. I am not saying we don’t have our issues out here but they are far from the need to threaten people, their home values and livelihoods over perceived slights and misplaced aggression.

I and others have volunteered our time and in some cases personal resources to help this community. There are good people here who have served and still serve on this board and in our committees who do not deserve this type of treatment. Unfortunately this group of homeowners thinks they are being courageous by disparaging people instead of coming to us with their concerns so we could work them out. We were preparing them to take over as board members so to try and publicly embarrass people, extort public apologies, force resignations and show up to meetings trying to play the “gotcha” game with questions from the floor was totally unnecessary and in retrospect seems premeditated. You should be extremely concerned with the ranks of the disgruntled that are pulling these stunts. They claim it’s for the greater good of the community but is it really? I serve at your will as a fellow homeowner and association member. If you vote me out this year thank you for allowing me to serve and I will help whoever is coming next to be ready to take the reins. But for right now I need you to look beyond the imperfections and the few missteps and see that we have been equal to the task based upon the number of people buying homes here, the continued rise in your property values.

As you know this is a volunteer position with no pay. The only perk is on a good day only a few people are mad at you for any particular reason. I’m asking you to pay attention to those who want to pursue control of your board especially when irrational anger, threats and fear mongering are there tools and issues we actually agree on are over blown for opportunism sake. These people aren’t here to serve you as much as their own egos and agendas. There are a lot of resources being put into this to generate turmoil and confusion ahead of this year’s election. With the stated attempt of some to replace the current management company (I wonder if there are any incentives being supplied by a rival management company?). There’s even talk from these people of collecting money to hire an outside attorney to “monitor” and watch the association. No one has done anything illegal or anything else warranting this kind of drama. These are things that keep good people from serving our residents and causes our community to lose potential buyers and current homeowners to leave. Ask yourself if these people or the people they are trying to get on the board actually succeed what kind of antics will you see if you disagree with them? Will you be personally targeted next? No matter what you may think of me or this letter I ask that you think of your own peace of mind and the thousands of other residents here and what type of community you want your family to live in.

In closing I hope we can get past all this phony hysteria, mend fences and move forward as a community even with those who I currently disagree and those trying to bring us down. I am not trying to tear down my fellow neighbors and if I come across as that please believe me it is not my intent. With a few exceptions that we have acknowledged, I feel we have thus far run the association pretty well by and large. We have had enough division in this country and portraying fellow residents as the enemy or the “other” when we are homeowners just like you. We need to

leave all that type of grief and instability to the politicians and continue to manage our community with steady, sensible and rational leadership.

Earl Sanders

2016 COR Vice President.

CROSS OAK.
RANCH

Wednesday, October 26, 2016

7PM – 8PM

Cross Oak Elementary Cafeteria

600 Liberty Blvd

Cross Roads, TX 76227

October Board Meeting 2016

Agenda

Open Board Meeting for Homeowners Only

- I. Call Meeting to order
- II. Introductions:
 - a. Introduce Board of Directors
 - Christina McCafferty, Board President
 - Earl Sanders, Vice President
 - David Crowe, Secretary
 - John Utley, Treasurer
 - Vincent Negri, Member 1
 - b. Introduce Management Company
 - Ron Corcoran, Owner, Essex Association Management, L.P.
 - Michael Morgan, Director of Association Services, Essex Association Management, L.P.
- III. Establish Board Quorum
- IV. Approve September 19, 2016, Board meeting minutes
- V. Acknowledge August 2016 Financials
- VI. Ratifications
 - a. Bus stop repairs \$504.50
 - b. Replace one of two pumps, Trailblazer pool \$1,550.00
- VII. Review revised landscape contract to add additional areas and mows
- VIII. Discuss adding flagpoles and flags to Cross Oak Ranch Boulevard entryway



Agenda

Open Board Meeting for Homeowners Only

IX. Annual Meeting update/Address specific homeowner questions

X. Amenity Center Update

XI. Brief Question and Answer Session

XII. Adjournment

THERE WILL BE NO EXECUTIVE SESSION



Essex Association Management, L.P

Managing Agent

- Ron Corcoran, Owner
- Michael Morgan, Director of Association Services
- Connie Kindle, Association Manager/Director of Operations
- Suzanne Henry, Association Manager
- Matt Janes, Assistant Association Manager

Please contact us with Questions regarding:

- Billing - billing@essexhoa.com
- Compliance – compliance@essexhoa.com
- Information – info@essexhoa.com
- Payments – payments@essexhoa.com

Acknowledge August 2016 Financials

CROSS OAK.
RANCH

Income Statement Summary
Cross Oak Ranch Homeowners
 August 01, 2016 thru August 31, 2016

	Current Period			Year to Date (8 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	14,488.94	15,685.00	(1,196.06)	509,904.64	464,592.00	45,312.64	839,540.00
Total Income	14,488.94	15,685.00	(1,196.06)	509,904.64	464,592.00	45,312.64	839,540.00
Total Expenses	0.00	0.00	0.00	0.00	0.00	0.00	62,540.00
Total General & Administrative	12,530.36	15,717.00	(3,186.64)	118,493.02	119,799.00	(1,305.98)	185,750.00
Total Taxes	0.00	0.00	0.00	1,126.47	0.00	1,126.47	50.00
Total Insurance	0.00	1,352.00	(1,352.00)	8,532.58	10,452.00	(1,919.42)	16,200.00
Total Utilities	16,673.13	6,641.00	10,032.13	61,887.13	47,266.00	14,621.13	64,700.00
Total Infrastructure & Maintenance	32,404.30	29,132.00	3,272.30	116,453.98	144,443.00	(27,989.02)	265,300.00
Total Pool	18,238.56	9,356.00	8,882.56	91,452.08	81,177.00	10,275.08	105,000.00
Total Landscaping	16,452.73	9,116.00	7,336.73	92,899.38	82,848.00	10,051.38	122,500.00
Total Irrigation Maintenance	1,885.84	0.00	1,885.84	21,341.76	12,750.00	8,591.76	17,500.00
Total Expense	98,184.92	71,314.00	26,870.92	512,186.40	498,735.00	13,451.40	839,540.00
Net Income / (Loss)	(83,695.98)	(55,629.00)	(28,066.98)	(2,281.76)	(34,143.00)	31,861.24	0.00



Ratifications

- Bus stop repairs \$504.50
- Replace one of two pumps, Trailblazer pool \$1,550.00



Projects in Progress

- Revise landscape contract to add additional areas and mows.
- Add flagpoles and flags to Cross Oak Ranch Boulevard entryway.



Annual Meeting Update

- Wednesday, December 14th 7:00PM.
- Cross Oak Elementary



Proposed Amenity Center Update

Brief Q and A

Adjourn

CROSS OAK.
RANCH

2016