

# CROSSWIND BREEZE

*Home is not where you're from, it's where you belong.*

## Board of Directors

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Find out more about CPOA at our  
website [crosswindpoa.org](http://crosswindpoa.org) and  
Facebook group **CrosswindPOA**

For questions regarding  
Lake Park keys contact  
[mike\\_horsfall@hotmail.com](mailto:mike_horsfall@hotmail.com)

To submit to the newsletter please  
contact [kristirowland@icloud.com](mailto:kristirowland@icloud.com)

## Neighbors,

*We had quite the start to 2023,  
and just when we thought we had  
2022 in our rearview mirror!  
The last storm was a difficult  
time for us with power outages,  
school and store closures, and  
most of all, tree damage.*

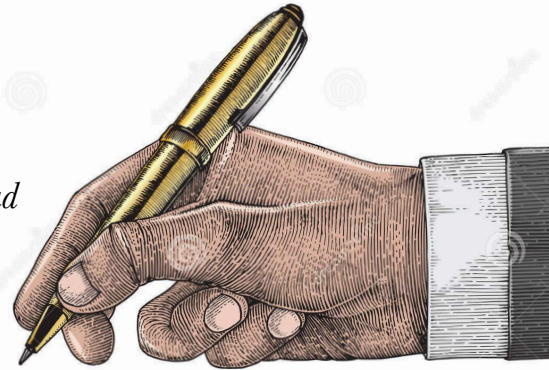
*Once the storm had passed, we came out to assess the  
damage and were saddened to see so many of our trees  
broken. Thankfully, no one was hurt. Our historic storm,  
in addition to the one in 2021, has brought neighbors  
together prompting acts of kindness. Neighbors helped others  
with trucks and trailers that hauled debris to the dump and  
curbs. The constant sound of chainsaws was a reminder  
that Crosswind neighborhood gets it done.*

*Now is the time to celebrate our accomplishments and make  
new goals for the upcoming year. I hope to see all of you at  
the Special Call meeting to be announced in the coming  
weeks. Items to be discussed are revised CC&R's, Jelly  
Bird HOA Management Company, and water quality  
issues. The meeting will also be available on Zoom. We  
value your input!*

*Thank you for supporting our beautiful community!*

*Alan Anders*

CPOA Board President





## CALENDAR

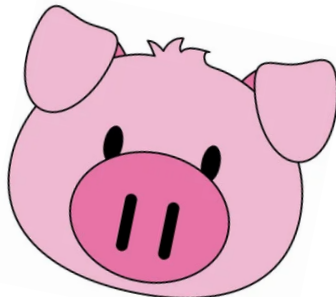
**APRIL 1**

CRAWFISH  
BOIL  
The Cove  
4pm BYOB



**MAY 5**

FIRST FRIDAY  
POTLUCK  
The Cove 6:30PM  
BYOB and dish to share



**MAY 20**

PIG ROAST &  
ANNUAL MEETING

Meeting at 3pm  
Dinner at 5pm BYOB

**JUNE 2**

FIRST FRIDAY  
POTLUCK  
The Cove 6:30PM  
BYOB and dish to share

## February Ice Storm

January brought us freezing temperatures and ice.

Our Red Oaks, Live Oaks, Spanish Oaks and, not my favorite, Juniper, were damaged and a lot of trimming, hauling, and clearing of roadways has been needed.

**Travis County has agreed to provide curb side pickup for the Crosswind/Hidden Hills community.**

You can find more information at [traviscountytx.gov](http://traviscountytx.gov) or by calling 512-854-9433.



## THANK YOU!

A team of "Helpers" jumped into action immediately following the storm! Dave Morris, Alan Anders, Bob Steckler, Marty Muse, Mike Horsefall, Gary Laird, Guy Rowland, and Jerri Brown, to name a few! Yet another example of neighbor helping neighbor.



# CALENDAR



**JULY 7**

FIRST FRIDAY  
POTLUCK

The Cove 6:30PM  
BYOB and dish to share

**AUGUST 4**

FIRST FRIDAY  
POTLUCK The  
Cove 6:30pm  
BYOB and dish  
to share



**SEPTEMBER 1**

FIRST FRIDAY  
POTLUCK  
The Cove 6:30PM  
BYOB and dish to share

**FIND US ON  
FACEBOOK**



Join our private FB page!  
Search for **Crosswind POA**  
and ask to join. Look for  
information about social  
events and meetings, and  
share your news!

## Treasurers Reminder

### Crosswind Property Owners Dues

Invoices coming soon!  
Look for new easy options  
for making your payment.  
Contact **Kelly Franklin**  
(Treasurer)  
[kellydfranklin@gmail.com](mailto:kellydfranklin@gmail.com)  
with any questions.



## The Board Needs You!



So many of the good things in Crosswind are the result of our neighbors working with the Board of Directors to get things done. This year two positions are opening on the Board, and it is a great opportunity to work with your fellow Crosswinders to keep up the good work. It doesn't matter if you're new to the neighborhood or have been here since the beginning, everyone can bring value to the Board. The time commitment is not huge, but the rewards from working with your neighbors to keep Crosswind the neighborhood we love, are huge.

### Board Member Commitment:

A monthly meeting, generally 2 – 3 hours long, always held in the evening.

A few other ad hoc meetings may be necessary, but do not happen often and they are short.

Working with one or two committee chairs to help them get what they need to get their work done.

If you are interested or just have questions, please contact Laura Hopkins by Friday, 3/17.  
[hopatx@outlook.com](mailto:hopatx@outlook.com) or 512.799.7256. We would need a short bio about yourself by Sunday, 3/19.



# Surrounding Development Report

Submitted by: Jerri Brown



## Lake Water Quality

The two immediate development concerns that we have been monitoring at the Lake Park are impacts to water quality from run-off and silt coming into the cove from Rough Hollow/Highlands and the construction of boat docks by The Peninsula property owners opposite our Lake Park.

Crosswind resident/member, Gary Cobb, works in a related field, has ground water training and experience, and has directed a water quality testing protocol for us. Once we had results, we conducted field trips to the cove with various groupings, met with Lakeway city staff, and had them come down and view it from our side of the cove. The water quality is made worse by the effects of the drought and extremely low lake levels at the Lake Park on Little Rough Hollow Cove.

Last July, Christy Muse helped pull together a group meeting of Crosswind, Legend Communities, Lakeway, LCRA, and TCEQ folks who met with Representative Vikki Goodwin in Lakeway to discuss our concerns for the lake water quality from the development in our immediate area. The drinking water for all the adjacent communities comes from the lake and this is part of an ongoing effort to improve public knowledge, communication, and accountability for what goes into the lake and affects the water quality.

The final sections to be developed of Rough Hollow Highlands adjacent to Crosswind/Hornsby, are Section 7, the planned detention ponds (near sections 6B&7), and the 10ac Butler Park tract. The developers plan to begin construction within the next 45 days. In the past several months we successfully negotiated a 30Ft easement on Sec7, across the back (and closest to the lake and hollow), and partially along the Hornsby Lane side. This should provide additional greenspace protection and mitigate harmful run-off from Sec7 into the lake from this very steep tract.

**Docks on the Cove** - On the construction of private boat docks opposite our lake park, the Peninsula property owners were told by the developers they could build their private docks. While we have the legal transcript, we had not gotten a written agreement from Haythem Dawlett's statement made into public record in February 2007 to Lakeway city council. He said that docks in the Peninsula would be restricted on certain lots opposite Crosswind to protect ingress/egress from our park docks. We since learned that due to the geographical boundary of Lakeway ending at the lake frontage in the cove, that the trams to docks are technically in Lakeway, while the actual docks are in Travis County/LCRA jurisdiction. These circumstances have prevented us from being able to successfully oppose the docks on the cove.

**Parks** - We will soon have more parkland in the area. The 73ac Bee Creek Sports Complex, at 4440 Bee Creek Road is very near completion, "opening soon", and you can check-out its amenities at <http://www.parks.traviscountytx.gov> When open, you may also recognize the Park Ranger, our past board member and neighbor, Dave Morris.

There still isn't a timeline for the 10ac Butler park tract behind Rough Hollow Elementary school. Lakeway's parks projects are part of their parks master plan and require a long process to get to final approval and planning. We will keep the neighborhood advised as we know more.

**Area Roadways** - Over the next months, the Travis County Citizen's Bond Committee is actively in planning for a November 2023 bond package that includes a proposal to fund improvements to Bee Creek Road among other area roads in need of upgrades. A group of us from Crosswind, Travis Settlement, and Bee Creek Road neighborhoods, recently met to learn about the scope, budgets, and possible improvement options under consideration. Please contact Jerri Brown or Guy Rowland if you are interested in participating in this group - this is a finite, 8 month service opportunity.

# Neighborhood Roads Report

**Submitted by: Michael Putegnat**

Last summer the CPOA Board established a Roads Committee, chaired by Michael Putegnat, to study all roads **within the boundaries of CPOA**, focusing on present and future issues relating to those roads, including use, maintenance, safety, and improvements. That work revealed that about 3,000 linear feet of roads, abutting 25% of the lots of the subdivision, are not fully paved. The first assignment was to prepare and recommend to the full board a policy and action plan for addressing needs and issues relating to these roads.

**Background:** Before 2000 only Crosswind Drive, Tradewind Drive and Harbor Way were paved and privately maintained by CPOA. Then in the first ten years of this century, the main roads Crosswind and Tradewind, were paved by Travis County under a shared cost program where the County funded 70% of the costs and the property owners 30%. (At the time, all the lot owners in Crosswind (and newly added Hidden Hills Subdivision) were assessed \$5,000 per each of the 100 lots to cover that 30%.)

The remaining roads, Harbor Way, Vesper Lane, Crosswinds Circle, Fisher Lane and Bright Cove were not included in the County paving program due to questions about the ownership of those road easements or their not meeting the minimum standards for county roads.

## Committee Process: First Steps/Discovery

- 1.** Recruit Committee members who live on each of the different roads.
- 2.** Learn and document the legal status of the roads: Who is the authority that owns/controls each of the roads? Who has the responsibility for improving & maintaining each of the roads? What plans, if any, are there already for improving & maintaining each of the roads?
- 3.** Interview CPOA members on unimproved roads about their concerns and preferences regarding their own properties.
- 4.** Research options for paving unimproved roads.



**Formulating Solutions** Taking into account the constraints of the present status and the preferences of our members, design policies and action plans to address all the needs and issues.

**Prepare recommendations to the CPOA Board.**

**The CPOA Board's Decision:** In the December 2022 official meeting of the CPOA Board, it unanimously passed a resolution to resolve the unpaved road issues.

The resolution provides for a vote in the Spring of 2023 on the matter of assessing all Crosswind POA members (approximately 100 lots) for the purpose of providing the 30% matching funds for the paving of unimproved roads by the Travis County Unimproved Roads Program.

Note that there will be an assessment only if the General Assessment vote reaches 67% of all lots, and the County grants the petition for the requested roads.

If 67% of the lot-votes are positive, a petition application will be submitted to the Travis County Commissioners. If the County Commissioners accept the petition, then they will initiate a process that will lead to building out the unimproved roads. An estimate of the costs will be calculated by the County and 30% of that total will be assessed equally to all 100 lot owners.

However, before any of that process is begun, each of the unimproved road's property owners must join together to request to have their respective road included. Only those roads where the property owners choose to support their road improvement will be included in the CPOA's Petition to the County.

If the General Assessment vote fails to achieve 67%, there will be no CPOA general petition to the County for any of the unimproved roads, and no assessment. However, any group of owners who wish to petition the County directly for their respective road, and provide the 30% of the costs, will be free to do so. If they choose not to, the CPOA will not interfere with their effort to privatize their respective road, and/or organize among themselves to build, maintain and control access to their road.

Note that roads improved by private lot owners will be under their responsibility for maintenance and control.

**Next Steps:** Over the next few months, CPOA members will receive notices of several full membership open meetings to be held to discuss all the roads issues and solutions, before any proposed vote for a general assessment. At these meetings, more information will be provided, and questions answered.

# Updating Our Conditions, Covenants & Restrictions



Submitted by: Guy Rowland

Following a number of unavoidable delays, (covid, storms, and new requirements from the Texas Legislature), the CPOA board is making plans to present revised Covenants, Conditions & Restrictions or “CC&R’s” to our Members for review, comment and approval.

## Why are CC&R revisions necessary?

**Clarity** -Our current CC&R’s were written and amended in the 1970’s. They were likely well written and to the benefit of the developer at that time, but in today’s world it is not well structured either by syntax or organization. This makes it difficult for homeowner’s, contractors or board members to comprehend the intent of the document.

**State Requirements** - HOA Board changes were adopted by the Texas Legislature in both the Senate and the House in 2021. Several property codes were either augmented or revised. Senate Bill 1588 evolved into an omnibus bill with some 27 separate sections that add or modify 3 chapters of the Texas Property Code. This means that several of the provisions in our current CC&R’s are no longer in compliance with the Texas State Statutes and must be revised.

**Autonomy Protection** - There is real risk to our community if we do not act to revise our CC&R’s to comply with the State. Without compliance the State can dissolve our POA. Should that happen the CC&R protections afforded our residents: either keeping standards and or/order in Crosswind, could be at risk. In addition, should we lose our POA standing, the legislative protections afforded to us under forced annexation would cease to exist enabling adjacent communities to annex us without our consent.

**Modern Issues** - There are other issues impacting our community that were not envisioned in the 1970’s when our initial CC&R’s were drafted. The proposed changes address issues such as short-term rentals and working from home for example.

Our efforts, along with our Attorney, have been to use the existing CC&R’s as a starting point and leave those components that can be left intact as is, whenever possible. The Board is in the final phase of reviewing the revised CC&R’s. We anticipate presenting them to all property owners in a series of meetings (both in person and online) starting in the next few weeks for your valuable input. Following that comment period we would move to a vote. The Texas Legislature now allows electronic means for voting. This should make our voting process much easier. This is important as 67% of our voting property owners are required to ratify before we may implement.

The Board looks forward to a productive and open dialogue to bring this essential task to a positive conclusion. If you have any questions you may contact Guy Rowland at [guyrowland@icloud.com](mailto:guyrowland@icloud.com) or any Board Member.

# Water Quality Report

**Submitted by: Gary Cobb**



Many Crosswind residents have expressed concern about the water quality in our cove. The water flowing into the cove after rains often looks very dirty with brown foam and other material floating on the water. Crosswind POA decided to initiate a surface water sampling program to get a better understanding of water quality conditions within the cove. Sampling was initiated in August 2022 and to date a total of six sampling events have been completed. Water samples were generally collected from the Little Rough Hollow creek and the headwater of the cove. Samples were submitted to a local laboratory and analyzed for parameters common in urban runoff.

The results so far show that there are impacts to cove following rains with enough volume and intensity for runoff from the Rough Hollow development to enter the creek and the cove.

The impacts we have documented are significant increases in sediment load, increases in nitrogen and phosphorus common in fertilizers, and increases in fecal coliform. The increases were associated with rain events with sufficient intensity to cause overland flow and sediment-laden runoff to enter the creek.

Unfortunately, we haven't had many rain events and certainly no large rains since we started sampling so we're still waiting for a heavy rain event to collect additional data.

Although we have documented some indications of poor water quality associated with rain events the results do not indicate the water is significantly contaminated and should be avoided. Water quality impacts following rains should dissipate within a few days and the water will be safe to swim, boat and continue enjoying the lake. We did document very poor water quality in stagnant pools of water within the creek that were isolated by the falling lake level so take care and prevent pets from drinking or playing in those pools. We'll continue monitoring during rain events to document conditions and will provide updates.

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## CPOA Committee Chairs

### **Nominating Committee**

Laura Hopkins hopatx@outlook.com

### **CC&R Committee.**

Guy Rowland guyrowland@icloud.com

### **Development Committee**

Jerri Brown jerribee@yahoo.com

### **Water Committee**

Gary Cobb garyc657@gmail.com

### **Records Committee**

Mike Horsfall mike\_horsfall@hotmail.com

### **Roads Committee**

Michael Putegnat michael@putegnat.com

### **Architectural Control Committee**

Gary Laird glairdjr@gmail.com

### **Lake Park Committee.**

Bob Steckler rjsteckler@live.com

### **PlayGround Committee**

Norma Laird norma.laird637@gmail.com

### **Social Committee**

Kristi Rowland kristirowland@icloud.com

### **Safety & Emergency Committee.**

David Morris rangerdave77@gmail.com

### **Communications Committee**

Kristi Rowland kristirowland@icloud.com