

# 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)

## The Board Brief

### Dear Neighbors,

I wanted to update everyone on the activity of your Board. It has been a busy six months. Our community continues to change and grow. New houses are under construction and new residents are preparing to move to Crosswind. Developers are purchasing existing home sites and raw land validating that this is a very desirable place to call home.

This increase in activity is not without its challenges. The Architectural Control Committee has been very active supporting the Covenants and Restrictions that help protect us all (please see the ACC Committee Report later in the Newsletter). These efforts have surfaced the fact that we are operating at a disadvantage when it comes to our CC&R's. Written in the 1970's they are not substantial enough to deal with the issues we are facing today. Your Board has had to use outside counsel on numerous occasions to interpret and advise courses of action because our policies are incomplete or ambiguous. In several instances we have spent hours on legal advice only to ultimately arrive at the fact our documents don't provide the protection we need. They served us well but it is time for us to take a fresh look at them.

We are convening a team of Residents to take a look at what we should do to update the Covenants and Restrictions. This includes benchmarking other communities in the area and looking at the key issues we need to modify to protect the lifestyle of our community. If you would like to participate in this committee please contact me at 832-301-1718.

We will be providing the status of this effort and the process at the upcoming Annual Homeowners meeting on May 20th (key topics are included further along in the Newsletter). I urge you all to come and learn more.

Thanks,

**Guy Rowland**



# New Year's Day Tradition

**Polar Plunge!** The weather cooperated this year and set the stage for a fabulously frigid frolic in the lake! Let's hope it brings good luck, another year of great weather and a FULL lake! Congratulations to Bill Crowley, The Skelley/Archuleta Family, Sarah and Jonathon White, and The Swanevelder Family!

## Calendar of Events

### March 3

#### First Friday Pot-Luck

The Cove - BYOB and a dish to share 6:30 pm

### April 7

#### First Friday Pot-Luck

The Cove - BYOB and a dish to share 6:30 pm

### May 6

#### Second Annual May Day

**PIG ROAST** The Cove - BYOB and a side-dish or dessert to share

### May 20

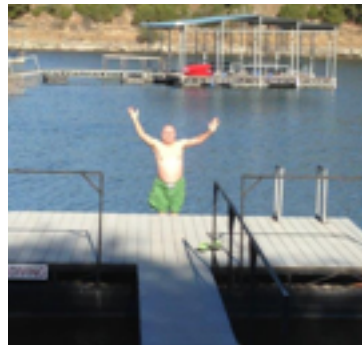
#### Annual CPOA Meeting

### May 29 Memorial Day

### June 2

#### First Friday Pot-Luck

The Cove - BYOB and a dish to share 6:30 pm



## OINK! OINK!

It's time to start planning the second annual pig roast! Last year was a blast. Plan to bring drinks and a side dish or dessert to share and the pig will be provided. Don't miss it! Saturday May 6! In the meantime, don't miss out on PotLuck parties at The Cove every FIRST FRIDAY of each month!!

**Play By the Rules** We hope to see everyone enjoying the cove and it's amenities this spring. Please be sure to follow the important posted rules. Let a board member know if you notice anyone that doesn't belong. If you need Crosswind vehicle stickers or a replacement gate key contact Mike Horsfall 512-934-2519 or Alan Anders 512-633-8615. See you there!!

*Do you have something to submit to the next newsletter? Contact me at [kristirowland@icloud.com](mailto:kristirowland@icloud.com)*

## More Calendar

**July 4**

Independence Day

**July 7**

First Friday Pot-Luck

The Cove - BYOB and a dish to share 6:30 pm

**August 4**

First Friday Pot-Luck

The Cove - BYOB and a dish to share 6:30 pm

## BEWARE!



**We've had some sad incidents of small pets being lost to predators that have been pushed into our neighborhoods due to development. Keep them safe!**



## Architectural Review Committee

### Spring Report

Last year your ACC was busy working with new and existing homeowners to provide guidance and approval for home modifications. We also spent substantial time working with the Summit of Lakeway and Clint Jones the Developer to properly install storm water drainage on Crosswind Lot 30. We have several projects under review currently and look forward to summarizing our actions at the upcoming Annual Homeowners meeting May 20<sup>th</sup>.

In 2017 we will of course continue our efforts to provide approval for home construction and modifications. In addition, we are embarking on actions to bring homes that are out of compliance with our Covenants and Restriction back into alignment. We all know our neighborhood is not "Barton Creek", but we all need to support the basic restrictions we have in place. The ACC Team has divided the neighborhood into 3 sections and each has an ACC representative for this effort:

Alan Anders (512-633-8615) / [aalanders@aol.com](mailto:aalanders@aol.com) - Covers Crosswind Drive from The Lower Tradewind Loop and Hidden Hills.

Gary Hoffman (512-913-8722) / [ghoffman5@austin.rr.com](mailto:ghoffman5@austin.rr.com) Covers Crosswind Drive from Bee Creek to the Lower Tradewind Loop

Marty Muse (512-560-3204) / [mmuse@austin.rr.com](mailto:mmuse@austin.rr.com)

Covers The Tradewind Drive Loop

Let's all work together to keep Crosswind the neighborhood we love! Remember to always have major projects reviewed by our ACC before starting work.

### Helping Hands

If you've got a few hours to help out at the cove or the park we've got a few projects that could use some helping hands! Last year we saved thousands of dollars by doing it ourselves. Give Mike Horsfall a call at 512-934-2519 if you can help!

# What is Going on Over There?!

## Development News

### CPOA Development Committee Chairperson's Report - Jerri Brown

#### A. The Summit

- Twelve homes are currently advertised as available for quick move-in. Website shows that West Cypress Hills Elementary will serve The Summit and residents can elect to have access to West Cypress Hills amenities for a fee: lap pool, a resort style family pool, covered pavilion for gatherings, playground, basketball and sport courts as well as hike and bike trails and amenity center.
- Developer is rebuilding on-site detention pond #2 that failed at entrance on Lakehurst Road while ponds #1 & #3 are being upgraded to Travis County specifications. The drainage easement on CPOA Lot 30 is completed with the exception of a safety feature the developer plans to add.
- Pending: learn what options for Lake Travis access potential buyers and new home owners offered. Do their covenants & restrictions state that there is no access in the immediate area per our agreement with developer?

#### B. Rough Hollow/Lakeway Highlands

- Received recent plat for the sections of Rough Hollow/ Lakeway Highlands that will back-up to Bee Creek Road and Crosswind.
- Large scale land moving north of the round-about is to construct a permanent tie-in of Bee Creek Road to the round-about.
- Pending: Meeting with Lakeway to get status of traffic study on Bee Creek Road, timeline for school construction and planning for ingress/ egress at elementary school site. Our best contact, deputy city manager, Chessie Zimmerman, left in 12/2016.
- Pending: Set developer meeting to re-visit 2007 agreement on berm or (other barrier) between development and CPOA, no lights on sports field, and current plans and timeline for roll-out.



#### C. Other

- There are 16 bills involving annexation under consideration in the current Texas legislative session. The two most relevant to forced annexation are HB #424 sponsored by Dan Huberty and senate bill #715 sponsored by Donna Campbell.

02/21/17