



CROSS CREEK RANCH NEWS AROUND THE CREEK



SPRING GARAGE SALE

SATURDAY, APRIL 22ND

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IMPORTANT NUMBERS

YOUR NEIGHBORHOOD

Cross Creek Ranch Welcome Center
281-344-9882

Cross Creek Ranch Fitness Center
281-344-0078

Resident Intranet
www.crosscreektexas.com

Café at Cross Creek Ranch
281-341-1587

Fulshear/Simonton Branch Library
281-346-1432

Homeowners Association
C.I.A. Services, Inc.
CCRCA Management Team

- **Renea Miksch, PCAM**
Senior Manager

- **Kristen Craig, CMCA**
Community Manager

713-981-9000
customercare@ciaservices.com

Cross Creek Ranch Lifestyle Director
Claire Perrott - 281-341-8429
ccrlifestyledirector@nfcamenity.com

SERVICE PROVIDERS

Trash/Water – City of Fulshear
281-346-1796

Water - Severn Trent Services
281-398-8211

Cable/Internet - AT&T U-Verse
att.com/u-verse
AT&T Call Center 1-877-910-0501

City of Fulshear
281-346-1796
www.fulsheartexas.gov

Fulshear Post Office
281-533-9146

Fort Bend County Sheriff
281-341-4665

Fulshear Police Department
Non – Emergency: 281-346-2202

Fulshear Fire Department
281-346-2800

Animal Control
281-342-1512

Emergency
911

NEIGHBORHOOD NEWS

HOA CORNER

IMPROVEMENTS TO YOUR HOME?

In the Cross Creek Ranch Community Association, all exterior modifications to your home are to be approved by the Design Review Committee (DRC) according to the Design Guidelines and Community Rules.

In order for the DRC to review, you must complete the Home Improvement Request Form for the modifications located on the website. You may submit the application only by logging into the Resident Intranet and selecting "Home Improvement Application".

Before you begin, take a moment to gather all the information about your project, including any attachments you will need to upload.

Select the Home Improvement Type you will need to know, the entire scope of your project.

You will have the opportunity to submit more than 1 request at the end of this process.

If you are submitting more than one type of improvement, please enter each separately.

This application will consist of a varying number of questions based on the type of improvement selected. Please allow approximately 30 minutes to complete the application in its entirety.

Applications in progress will not be saved.

Your form is not officially submitted until you have completed all 6 sections and hit the submit button on the last step.

You will receive a confirmation once your application is officially accepted.

If you have any questions please contact C.I.A. Services, Inc. at CustomerCare@ciaservices.com or 713-981-9000.

Thank you,
CCRCA Management Team

CROSS CREEK RANCH EVENTS

UPCOMING SIGNATURE EVENTS

NEW RESIDENT MEET UP

Thursday, April 13th • 6:00pm-8:00pm

Baker Street Pub

(La Centerra at Cinco Ranch, 23501 Cinco Ranch Blvd, Katy, TX 77494)

Welcome to the Neighborhood! Join us on Thursday, April 13th for another New Resident Meet Up at Baker Street Pub located at La Centerra at Cinco Ranch, 23501 Cinco Ranch Blvd, Katy, TX 77494. This is a great way for you to get to know your neighbors, Lifestyle Director, and find out about community events and clubs. Each quarter we will try out a new place and get to know each other!

This event is intended for new residents.



COMMUNITY BLOOD DRIVE

Saturday, April 8th • 11:00am-3:30pm • Community Room Parking Lot

Cross Creek Ranch has partnered with Gulf Coast Regional Blood Center for another community blood drive. The blood drive will be held on Saturday, April 8th 11:00am-3:30pm in front of the community room. To sign up for the blood drive, register online at www.giveblood.org select digital donor and input Sponsor Code: J937.

SPRING GARAGE SALE

Saturday, April 22nd • 7:00am-12:00pm • Residents Homes

Treasure hunters will find much to explore during the Spring Community Garage Sale on Saturday, April 22nd from 7:00am-12:00pm at Cross Creek Ranch resident homes. If you are interested in participating in the Spring Garage sale, email your Lifestyle Director, Claire Perrott at cclrlifestyledirector@nfcamenity.com no later than Thursday, April 20th by 12:00pm with your address. Garage sale maps will be emailed to the community on Friday, April 21st and will be available for pick up at the Welcome Center Lobby. **PLEASE NOTE, THIS EVENT IS RAIN or SHINE.**



SPRING KAYAK DEMO

Saturday, April 22nd • 11:00am-3:00pm • Welcome Center Lake

Fishing Tackle Unlimited will be here on Saturday, April 22nd from 11:00am-3:00pm to provide you with the opportunity to test out a wide variety of kayaks and paddle boards. The event is free and open to the public. Registration is NOT required. Pack your picnic basket and head over to the pond by the Welcome Center.

Please note: All kids will need to be with a parent and all attendees will be required to fill out a waiver to participate.

FOR MORE INFORMATION ON THESE EVENTS, CONTACT CLAIRE PERROTT AT CCLRLIFESTYLEDIRECTOR@NFCAMENITY.COM.

FOCUS ON FUN

BUNNY HOP

Saturday, April 15th
11:00am-2:00pm
Community Room

Bring your kids and get EGGcited for the Cross Creek Ranch annual Bunny Hop!

Join this family-friendly event featuring, balloon twisters, bounce houses, face painters, and over 10,000 eggs for PEEP's sake! Keep an eye out for a special visit from the Easter Bunny. He will be posing for pictures and even help look for those egg-tastic Easter eggs. The egg hunt starts at 12:00pm for kids ages 0-3-year-old at the community room and 12:30pm for everyone else so make sure you are ready to go. ***There won't be another opportunity to join the hunt once it begins so don't be late!***

For more information about this event, contact your Lifestyle Director, Claire Perrott at ccrlifestyledirector@nfcamenity.com



UPCOMING LIFESTYLE MERIT PROGRAM DATES

EXPLORE **Saturday, April 1st** **10:00am - 11:30am** **Photography**

These activities are part of the Lifestyle Merit Program and are only open for those who are registered. To be a part of the Lifestyle Merit Program, email your Lifestyle Director, Claire Perrott at ccrlifestyledirector@nfcamenity.com.



FITNESS CENTER HOURS OF OPERATION

MONDAY – THURSDAY

4:00am – 5:00am*
5:00am – 11:30am
11:30am – 3:30pm*
3:30pm – 10:00pm

FRIDAY

4:00am – 5:00am*
5:00am – 11:30am
11:30am – 3:30pm*
3:30pm – 9:00pm

SATURDAY

4:00am – 8:00am*
8:00am – 5:00pm

SUNDAY

4:00am – 1:00pm*
1:00pm – 5:00pm

*Access is limited to Cross Creek Ranch residents that have a valid CCR ID Card and are over the age of 18.

FOR QUESTIONS OR ADDITIONAL INFORMATION

about the Group Fitness Programs or Personal Training, please contact us at 281-344-0078.

FITNESS & WELLNESS

LOOKING FOR A NEW, FUN AND EFFECTIVE WORKOUT; WORK WITH ONE OF OUR TRAINERS ON THE TRX!

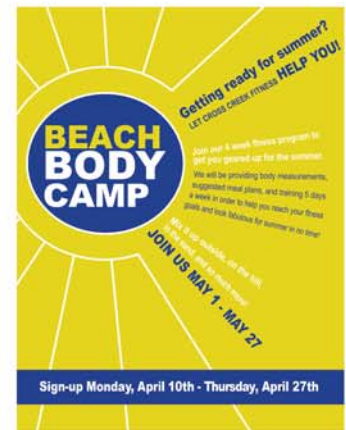
TRX Suspension Training develops strength, balance, flexibility and core stability simultaneously using your own body weight and this Navy SEAL designed performance tool! Work with us 1-on-1 or in a group setting. Contact us at april@risherco.com or 281-344-0078 to sign up today!



INTRODUCING OUR NEWEST “GUYS ONLY CLASS” that will focus on increasing mobility, flexibility, stability and core strength. Join these men for a fun filled 45 minute workout **every Wednesday @ 12:30pm!** Contact us at april@risherco.com to sign up or for more information.

BEACH BODY BOOT CAMP COMING SOON!

The popular and highly requested Beach Body Boot Camp is coming back to Cross Creek Ranch in May 2017!! Summertime is fast approaching, so we are providing a 4 week program that includes body measurements, meal plans, and personalized training classes 5 days a week, so that you can reach those final goals and look fabulous just in time for the summer season! Be prepared to get in a workout like never before and have fun while doing it! **Sign-ups start April 17th and end on April 27th Space is limited!! Contact us at april@risherco.com to sign up or for more information**



GROUP CLASS SCHEDULE

	MORNING	EVENING
Monday	9:00am – 9:55am Zumba	6:15pm – 6:45pm Boot Camp
Tuesday	5:15am – 5:45am Boot Camp	6:15pm – 6:45pm Core Essentials 7:00pm – 7:55pm Yoga
Wednesday	9:00am – 9:30am Cardio Strength	6:15pm – 6:45pm Boot Camp
Thursday	5:15am – 5:45am Boot Camp	6:00pm – 6:40pm Plyo Strength 6:45pm – 7:40pm Zumba
Friday	9:00am – 9:30am Cardio Strength 9:45am – 10:40am Yoga	
Saturday	Run Club (self-led) Check Facebook page for meeting times each week Join the Facebook page: https://www.facebook.com/groups/1512150515678432/	

March 2017 – Group Fitness schedule subject to change based on instructor availability.

*****NOTE***
FITNESS CENTER WILL BE CLOSED 4/15
AND 4/16 FOR THE EASTER HOLIDAY**

**Are You Ready to Push the Limits?
Sign Up for The HIIT Program Today!**

HIIT- High Intensity Interval Training
Our HIIT Program will take you through a series of cardio, strength, and plyometric workouts to rev up your metabolism and increase your athletic fitness... FAST!!

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TUESDAYS @ 9am
So go ahead- take the plunge and earn the results!
Sign Up Today!!
Classes Start April 4th!!

IN THE COMMUNITY

CONTACT YOUR RESIDENT ADVISORY COMMITTEE, GROUNDS COMMITTEE & NEIGHBORHOOD WATCH COMMITTEE

Look for Blogs and Committee News from each of the Committees by visiting the CCR Resident Intranet at www.crosscreektexas.com. Once you are on the site and have logged in, hover over the "Committees" tab and select the Committee; there you will find more information regarding the Committee, read Committee Blogs and contact your Committee Members!

PLEASE NOTE: These request/comment forms will be distributed to the committee members for review. However, no reply will be made to the owner/resident submitting the forms to the Committees. All communications to CCRCA will be made by the Board of Directors/Association/C.I.A. Services, taking under advisement the requests/comments reviewed by the committee.

If you wish to Ask the Property Manager or Report a Maintenance Issue and a response is needed, please contact the Association/C.I.A. Services directly by clicking "Questions?Requests?" on the Resident Intranet.

*Thank you,
Your Cross Creek Ranch Resident Committees*

LETTER FROM THE MUD

April 2017

NOTICE FROM THE CROSS CREEK RANCH DISTRICTS (FBC MUNICIPAL UTILITY DISTRICT NOS. 169-173) (THE "DISTRICTS")

The purpose of this notice is to provide an update on the suit filed by the City of Fulshear on September 28, 2016. In the suit, the City requested a court to declare:

- 1. The City is not required to make its tax rebate payments to the Districts under the utility agreements between the City and the Districts.** The Districts objected to this issue in court. On January 11, 2017, the Court determined it did not have jurisdiction to hear the City's claim related to its rebate payment obligations and dismissed that claim "without prejudice" (meaning that claim could be brought again in the future).
- 2. The City is authorized to issue up to \$6,500,000 in certificates of obligations.** The Districts did not object to this issue. On January 17, 2017, the Court ruled that the City has the authority to issue the proposed certificates of obligation, and the City's suit was concluded.

The Districts understand the City has concerns over its rebate payment obligations, and the Districts are interested in trying to agree on a mutually acceptable restructuring of the rebate. The Districts are committed to keeping your taxes as low as possible while still meeting the Districts' contractual obligations for the infrastructure that serves our community.

If you would like to contact the CCR Districts, please contact CCR District Board members: William Conlan at wconlan11@yahoo.com or Jocelyn Ryan at jocelyn.ryan40@comcast.net.

*Thank you,
Fort Bend County Municipal Utility District Nos. 169-173*

IN THE COMMUNITY Cont'd



CROSS CREEK RANCH HIT THE TRAILS FAMILY FESTIVAL

Saturday, April 29th
12:00pm-4:00pm
Welcome Center

Saturday, April 29th, 12:00pm-4:00pm, celebrate the abundance of nature at Cross Creek Ranch at the "Hit the Trails Family Festival." Pick your favorite trail and head for the Welcome Center to buy **picnic-ready sack lunches** from Italian Maid Cafe or food trucks. Spread out a blanket on the hillside and enjoy **remote controlled boat races on the lake, kite flying, music and more.** There will also be **bouncy houses, face painting, assorted nature discovery seminars,** as well as **planting trees** in celebration of Arbor Day, and **butterfly garden plants** as part of the Johnson Development butterfly migration project.

The family festival is the culmination of the April "Hit the Trails Home Tour" during which visitors register at one of Cross Creek Ranch's 28 well-appointed model homes to win **\$500 gift cards** to their choice of Dick's Sporting Goods, Academy or Bicycle World. Winners are announced each week. Stop by the Welcome Center for a map of model homes as well as a map of parks and trails for self-guided exploration.



MARCH FOR DIMES

Saturday, April 29th

9:00am - 12:00pm

Constellation Field

(1 Stadium Dr, Sugar Land, TX 77498)

Join the Johnson Development-Cross Creek Ranch Team and support programs that help moms have healthy, full-term pregnancies, and funding research to find causes and prevention.

WAYS YOU CAN HELP:

- Donate today at <http://marchforbabies.org/crosscreekranch>
- Join our Team to walk with us!
- Help spread the word and share this with your friends and family!

For more information please contact **Claire Perrott, the Cross Creek Ranch Lifestyle Director,** at cclifstyledirector@nfcamenity.com.



DO YOU WANT TO BE FEATURED

on the cover of the monthly newsletter? If so send us pictures of you and/or your family at either one of our great events or enjoying yourselves in the community. If the picture is approved, your picture could be the next month's newsletter cover! **Pictures need to be high resolution.** For more information, contact your Lifestyle Director, Claire Perrott at cclifstyledirector@nfcamenity.com.

-Please note, pictures from events may be used for marketing purposes in the future.

RESIDENT REALTORS

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Century 21 Western Realty
Renee.daaboul@century21.com / 281-935-9186

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Heritage Texas Properties
mdavis@heritagetexas.com / 918-766-6406

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odry@cbunited.com / 281-799-7959

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Better Homes & Gardens, Gary Greene
sdumont@kathyhomenow.com / 713-298-1210

RANDY EMERY

Weichert Realtors - Wayne Murray Properties
randye@waynemurray.net / 630-621-8882

KELLY FRNKA

Heritage Texas Properties
kellyf@heritagetexas.com / 713-705-1563

DAR HAKIMZADEH

Realty Associates
emaildar@gmail.com / 832-250-7070

HOLLY HEATH

Keller Williams Premier Realty
hollyheathhomes@kw.com / 281-245-5544

DAN HOFER (BROKER/REALTOR)

Re/Max Grand III
danhofer@remax.net / 832-549-0889

JANICE IRELAND

Heritage Texas Properties
jdireland@heritagetexas.com / 281-620-8427

SEYED (SID) JAVAHERI

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tiffanymacek@yahoo.com / 281-704-3225

SORAYA MARTINEZ

Prestige Properties Texas
sorayarealty1@gmail.com, 832-964-9237

VINCE MATASSA

Real Living Karapasha Realty
Vincem@karapasharealty.com / 630-877-6530

STEVEN MATZEN

Re/Max Grand III
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LEE PATTON (BROKER)

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lpatton@pattonprops.com / 281-960-9833

SHANNON PATTON

Prestige Properties Texas
shannon@shannonrozell.com / 832-816-3999

JOHN PHAM

Realm Real Estate
johnpham@kw.com / 281-477-1089

MITZI PIERSOL

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POLLY ROYER

Better Homes and Garden, Gary Greene
pollyroyer@garygreene.com / 832-594-4734

JOHN VANNOLLER

Re/Max Cinco Ranch
johnvannoller@gmail.com / 281-435-0531

CHRISTY WADE

Better Homes and Garden, Gary Greene
cwade@garygreene.com / 832-483-0630

JANELLE WILLIAMS

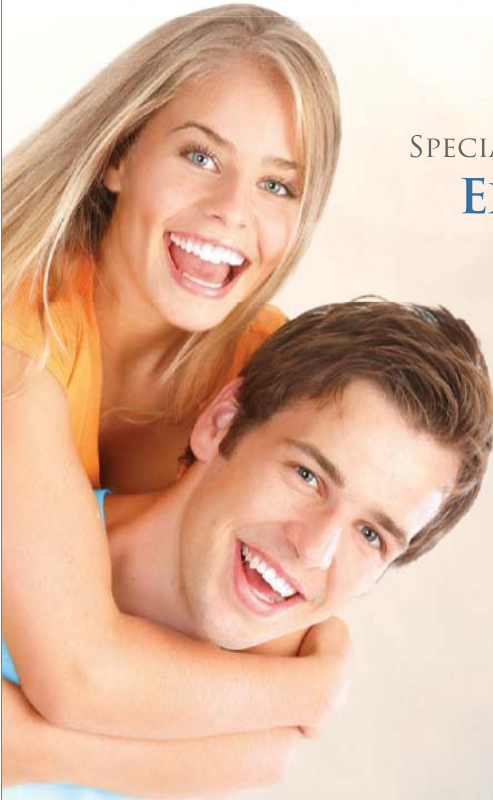
Re/Max Cinco Ranch
soldbyjanelle@outlook.com / 281-841-6389

FULSHEAR FARMERS' MARKET

Make sure you check out The Fulshear Farmers' Market located at 9035 Bois d'Arc Lane in Fulshear. The market hours are **9:00AM till 1:00PM every Saturday throughout the year**. For more information on the Farmers Market, email ForeverFulshear@gmail.com or check them out on Facebook at www.facebook.com/foreverfulshear.

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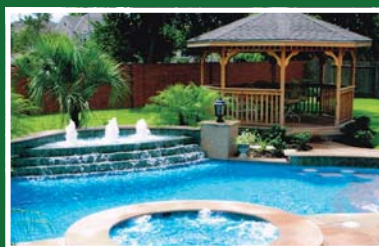


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All Event Times Are As Follows Unless Otherwise Stated
 Enchanted Forest 10am Enchanted Gardens 2pm

April 8 - Saturday:

Planning and Planting a Habitat Garden with Nancy Greig
 Whether you love butterflies, hummingbirds, birds, dragonflies or all of these, Nancy Grieg, director of the Cockrell Butterfly Center, will be here today to teach you how to create a welcoming garden for these beautiful and beneficial creatures.

April 15 - Saturday:

Easter Bunny Pictures and Kids' craft.
 No Hunt this year. Bring the kids hippy hopping with excitement to our nurseries today to meet and have their picture taken with our floppy-eared friend, the Easter Bunny. They can also create a take-home gift at our craft station.

April 22 - Saturday:

Poolside Containers and Ideas
 This seminar will give you ideas on how to truly create the perfect at-home tropical paradise around your pool using plants, containers, and garden accessories.

April 29 - Saturday:

Fairy Garden Seminar • 10am - 2pm both locations
 Come design your very own fairy garden to enjoy indoors or out with assistance from our talented design team in a fun and casual environment. Plant your garden and leave the mess here. Cost: \$10.00 + materials For more details, see our website.

Enchanted Forest	Enchanted Gardens	Enchanted Landscapes
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Weston Lakes COUNTRY CLUB



Drive just a few minutes and find yourself among the gently rolling hills, extensive lakes and stately old pecan trees of Weston Lakes Golf and Country Club.

Located right around the corner, Weston Lakes offers a challenging course in a relaxed, serene atmosphere.

GOLF MEMBERSHIPS START AT JUST \$184/MONTH.

Along with golf privileges, our country club members enjoy dining, tennis, swimming, exercising in our new fitness center, club events and family fun all year round.

EXPERIENCE OUR CHAMPIONSHIP GOLF COURSE!

Contact Jennifer Miles at 281-346-1967 ext.219 to schedule a brief VIP Tour and learn about membership opportunities.

Visit our **Information Center** just inside the gates of Weston Lakes for information about Weston Lakes or your real estate needs, or call 281-533-9939.

The Perfect Setting



Weston Lakes' beautiful surroundings and elegant facilities are ideal for any event from 10 to 200 people.

- WEDDING
- RECEPTIONS
- SHOWERS • PARTIES
- BANQUETS
- LUNCHEONS

Contact Katelyn our Event Coordinator at 281-346-1967 ext. 202



The Fulshear Police Foundation was founded in May of 2016. The mission of the Foundation is to promote community involvement, provide needed equipment, training, technology and to maintain the excellence, professionalism and safety of the Fulshear Police Department.

Their vision is to keep Fulshear, Texas a safe community to live in, to work in and to visit.

You can join the Foundation by going to fulshearpolicefoundation.com

An annual membership is \$50 and a Lifetime Membership is \$1,500.

100% of the money raised goes directly to the Foundation and in turn, the training and equipment that is needed above and beyond their budget, will be furnished by the Foundation.

When you join, you will receive window decals and lapel pins to display your support. Your membership fee is 100% tax deductible.

Support the Fulshear Police Department, they support you!

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Sunday Worship
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Journey with us as we strive to build strong marriages and families.

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- Preschool Ministry
- Bible study for all ages
- Mission projects & trips
- Youth Ministry
- Awana
- Family activities
- Worship Ministry
- Children's ministry

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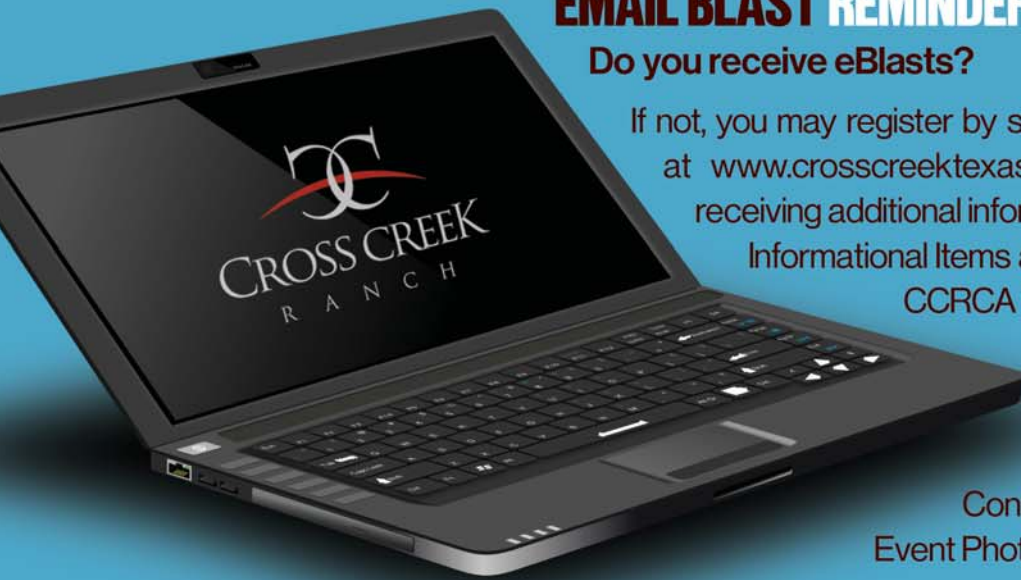


EMAIL BLAST REMINDER

Do you receive eBlasts?

If not, you may register by signing up for the RESIDENT INTRANET at www.crosscreektexas.com. Once registered you will start receiving additional information pertaining to Community Events, Informational Items and messages from your Board and the CCRCA Management Team.

Apart from receiving eBlasts, the Resident Intranet is a great source of Community Information, HOA Forms, Contacting your Committees, Community Event Photos and MORE!!!



MARK YOUR CALENDAR!

COMMUNITY BLOOD DRIVE

Saturday, April 8th

NEW RESIDENT MEET UP

Thursday, April 13th

BUNNY HOP

Saturday, April 15th

SPRING GARAGE SALE

Saturday, April 22nd

SPRING KAYAK DEMO

Saturday, April 22nd

HIT THE TRAILS FAMILY FESTIVAL

Saturday, April 29th

