



# CROSSWATER

## Crosswater Facts and Figures January, 2012

### **Contact Person:**

Crosswater Owners' Association, Community Manager:  
Shannon Magenheimer: (541) 593-4962

### **Crosswater Development**

Gated Residential Community Total size of development: 600 Acres

*This figure includes:*

274 acres of golf course and 200 acres of open space

94 Estate Lots (92 buildable): Lots average  $\frac{3}{4}$  acre in size

Of the 92 buildable lots 65 are completed or under construction leaving 27 vacant lots

All 23 Osprey Pointe Homes are completed

No overnight rentals allowed in residential homes

Quarterly Assessments for 2012 are \$910.00 (\$303. per month). These provide for the maintenance of common area landscaping; pool, spa, exercise and tennis court facilities; roadways and snow removal on roadways; gatehouse staff; security guard, walking paths and maintenance staff and equipment. Also included are management services and capital replacement reserves.

**Owner Special Assessment for 2012** – Asphalt replacement. The roads and bike paths of Crosswater will undergo full depth reclamation in Fall of 2011. This was passed at the 2010 Annual Homeowners meeting of majority vote. The amount of \$3,670 is the estimated amount Crosswater owners would pay per lot for the full replacement of all pavement in Crosswater. Repayment will be secured by a Special Assessment of all Crosswater Lot/Home Owners which may be paid by one of the following options beginning in Spring 2012 – Options 2, and 3 will include estimated interest for the extended payment plans:

- One lump sum payment with no interest
- four (4) equal quarterly payments, paid in a twelve (12) month period, with current market interest
- Thirty six (36) monthly payments with current market interest.

### **Osprey Pointe Condominiums:**

23 detached units. Overnight rentals, through Sunriver Resort's Property Management division, permitted. Osprey Pointe Condominium Association quarterly fee is \$1,845.00 (\$615.00 per month) This includes exterior landscaping, irrigation supplies and landscape water, driveway maintenance and repairs, address rock lighting and all snow

removal (walkways and driveways) all management services and capital replacement reserves. \$211.00 of the \$615.00 per month covers the Osprey Pointe portion of the Crosswater Master Association dues.

**Owner Special Assessment for 2012** – Asphalt replacement. The roads and bike paths of Crosswater will undergo full depth reclamation in Fall of 2011. This was passed at the 2010 Annual Homeowners meeting of majority vote. The amount of \$2600.00 per Osprey Pointe owner would be the (estimated) owners' amount for the full Asphalt replacement. The exact amount will be based on current market loans when the loans are placed in 2011 and the final contract bid amount. Three options will be available to Osprey Pointe owners for payment.

- 1- Full payment up front with no interest.
- 2- Four quarterly payments in the year 2012 with current market loan interest.
- 3- Payments over a three year option with current market loan interest.

### **Design Guidelines**

The Owners' Association, through the Design Review Committee, will exercise architectural control over any proposed construction on a lot. The review fees include a one-time fee of \$2,700. A \$2,000 refundable construction deposit is required prior to construction. Each lot has an approved building envelope. Owners should work with qualified engineers and architects to ensure proper consideration of climate, topography, soils and drainage conditions. For more information, please review the Crosswater Design Guidelines, plat map and site analysis plan and for each lot.

### **Owner Amenities**

Swimming Pool, Outdoor heated Spa and Exercise Facility- Completely refurbished 2008  
Entrance and common area landscaping refurbished in 2008

Two Tennis Courts- New surfaces installed in 2005

3.25 miles of paved walking and bicycle trails

These amenities restricted to Crosswater and Osprey Pointe Owners and their guests

Gatehouse is staffed year round; Gatehouse telephone number is (541) 593-2565

### **Police and Fire Protection**

Deschutes County Sheriff provides police services

La Pine Rural Fire District provides fire protection

### **Utilities**

Sunriver Water, LLC provides domestic water service.

Sunriver Environmental, LLC provides sewer service

Cascade Natural Gas provides natural gas

Midstate Electric provides electrical service

Chambers Cable provided cable television and high-speed internet service

Qwest provide telephone service.

### **Deschutes County Property Tax**

The tax rate for Crosswater for the 2011/2012 tax year is \$12.5504 per thousand of taxable assessed value for vacant land (County Tax Area 1-066), and \$14.9217 per thousand of taxable assessed value for improved land (County Tax Area 1-068).

### **Crosswater Golf Course**

7,693 yards, covering 274 acres (average courses cover 150 acres). Scottish “heathland” style course with bent grass fairways. Designed by Robert Cupp. Voted “Best New Course” in 1995 by Golf Digest magazine and also rated in 1999-2000 as one of “America’s 100 greatest courses” by Golf Digest magazine. Host to the JELD-WEN Tradition golf event in 2007-2010. Accesses to the course, clubhouse and food & beverage establishments limited to members of the Club and guests of Sunriver Resort.

Club Manager: Josh Willis (541) 593-3456

Member Relations Manager: Eric Duea (541) 593-3428

Crosswater Golf Shop (541) 593-1145

### **Crosswater Club Membership**

	<u>Initiation Fee</u>	<u>Monthly (Local)</u>	Monthly (out of area)
Resident:	\$20,000	\$375.00	\$254.00
<i>Members who place their Resident Membership on the Resale List for reissuance to a new member are refunded 80% of the initiation fee received by the Club upon reissuance of the resigned Resident Membership to a new member, but not to exceed 100% of the initiation fee actually paid by the Member whose Membership has been reissued.</i>			
Golf:	\$10,000	\$375.00	\$254.00
Corporate:	\$10,000 \$2,500 each additional designee	\$375.00	\$254.00
Young Executive:	\$3,000 Down \$7,000 Due Upon Turning The Age Of 46	\$375.00	\$254.00
Social:	\$ 3,000	\$ 48.00	\$ 48.00

**This information is provided as a convenience to prospective owners at Crosswater and is subject to change. For the most current information and any changes, please contact the Crosswater Club or Crosswater Owners Association at the above telephone numbers.**