

# THE TRIBUTARY

JANUARY 2023



# IMPORTANT NUMBERS

## YOUR NEIGHBORHOOD

**Cross Creek Ranch Welcome Center**  
(281) 344-9882

**Cross Creek Ranch Fitness Center**  
(281) 344-0078

**CCR App/Website:**  
[www.mycranch.com](http://www.mycranch.com)

**Italian Maid Café**  
(281) 341-1587

**Fulshear/Simonton Branch Library**  
(287) 346-1432

## Homeowners Association

**C.I.A. Services, Inc.**  
(713) 981-9000

**CCRCA Management Team**  
(713) 344-0532

[customercare@ciaservices.com](mailto:customercare@ciaservices.com)

- Kristen R. Craig, CMCA, AMS, PCAM  
Senior Manager

- Jennifer Northington, CMCA, AMS, PCAM  
Community Manager

## Cross Creek Ranch Lifestyle Director

Alyssa Brewer - (281) 341-8429  
[lifestyledirector@crosscreektexas.com](mailto:lifestyledirector@crosscreektexas.com)

## SERVICE PROVIDERS

**Trash/Water - City of Fulshear**  
(281) 346-1796

**Water - Inframark LLC**  
(281) 398-8211

**Cable/Internet - AT&T U-Verse**  
[att.com/u-verse](http://att.com/u-verse)  
AT&T Call Center (877) 910 0501

**City of Fulshear**  
(281) 346-1796

[www.fulsheartexas.gov](http://www.fulsheartexas.gov)

**Fulshear-Katy Area Chamber of Commerce**  
(832) 600-3221

**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

# HOA CORNER

## PAYING YOUR *Annual Assessments*

As you know, the assessments were due on January 1st. The annual assessment provides services in the community such as code enforcement, upkeep of the amenities (pool, fitness center, sports parks, and lakes), and landscaping, to name a few. Every owner must pay the annual assessment.

An assessment letter and statement were sent to each owner in November 2022. This statement provided multi-payment and one-time payment options for each owner. If you did not receive a statement, you must contact C.I.A. Services immediately to confirm your balance and ensure it is paid on time! Waivers of applicable fees are not considered due to not receiving the original statement – as these statements were sent back in November. In addition to the statement, the Association's collection policy and payment plan options were included in this mailing.

According to the Association's collection policy, **if your account is not paid in full by January 31st, on February 1st, a \$40.00 late fee will be applied to all accounts with unpaid amounts.** If your account remains delinquent, **a late fee of \$60.00 will be applied on March 1st.** In April, an attorney will file a Notice of Lien Affidavit and a fee will be placed on the delinquent accounts. In May, the Board will consider sending accounts to the Association's attorney to begin legal collections efforts. All costs and legal fees incurred will be charged back to the account. Finance charges are applied on the last day of each month.

If you have not paid the assessment in full at this time, please remit payment to avoid costly late fees, interest, and collection efforts. If you choose to mail your payment, please ensure it is in our office before the end of business on January 31st. Postdated checks or envelopes are not accepted. **Online payments can be made by credit/debit card or eCheck;** please note that the Association's bank collects a convenience fee for all credit/debit card transactions (the amount of this fee is determined by the bank and we have no authority to set the fee amount and cannot waive, decrease, or amend the fee in any way). To avoid this fee, you may wish to take advantage of the eCheck option as there are no additional fees associated with this form of payment.

### PAY ONLINE

- Visit the My CCR App or Website ([mycrosscreekranch.com](http://mycrosscreekranch.com))
- My Community Association ([www.ciaservices.com](http://www.ciaservices.com))
- Find My Community
- Cross Creek Ranch
- Pay Assessments

As always, the Cross Creek Ranch Management Team is happy to assist you! You can contact the dedicated Cross Creek Ranch Customer Service Representative by calling 713-344-0532 between 8:00 a.m. and 5:00 p.m.; after 5:00 p.m., you will be directed to the C.I.A. Services Customer Service Team. You may also contact us via email at [customercare@ciaservices.com](mailto:customercare@ciaservices.com).

Thank you,

**CCR MANAGEMENT TEAM**

# Get Connected to YOUR COMMUNITY

## THREE WAYS TO STAY IN-THE-KNOW

- 1 Monthly Newsletter
- 2 Email Updates
- 3 My Cross Creek Ranch App



Download the official  
community app for access  
to amenities & more!

*Scan me to  
download the app!*



**MyCCRanch.com**

*Questions?*

Contact C.I.A. SERVICES: 713-344-0532  
[customercare@ciaservices.com](mailto:customercare@ciaservices.com) | [www.CIAServices.com](http://www.CIAServices.com)

To receive the mailed newsletter or emails, please contact  
Alyssa Brewer, at [LifestyleDirector@CrossCreekTexas.com](mailto:LifestyleDirector@CrossCreekTexas.com)



CROSS CREEK  
RANCH



Italian Maid | CAFE



CROSS CREEK RANCH

*Old Favorites*

**& NEW CREATIONS!**



**CHECK OUT OUR MENU**



*Relax* - We'll do the cooking! There's 3 Ways to Order

Call 281-341-1587 ▪ Order online @ [www.IMCafe.US](http://www.IMCafe.US) ▪ Order through DoorDash

**NEW CAFE HOURS**

Tuesday - Saturday: 11am - 8pm  
Sunday: 11am - 4pm ▪ Closed Monday



CROSS CREEK  
RANCH

# JANUARY *events*

*January 13*

## Community Blood Drive

Gulf Coast Regional Center will be set up in the Community Room from 12:00 PM - 6:00 PM on Friday, January 13th, ready to accept your generous donation and hand out free juice and cookies afterward. RSVP today - every donation can save as many as three lives!

*January 23-27*

## New Year, New You!

CCR's Lifestyle and Fitness programs are teaming up to bring you a week-long event designed to help you get this year started right! Stay tuned for specific program information.

*January 26*

## New Resident Social

Welcome to the Naturehood! Join us on Thursday, January 26th for an exciting social to meet the Lifestyle and Fitness Center Directors, learn about fun resident events, meet your Community Association representatives, hear development updates, and learn more about our Cross Creek Ranch Resident App!

*January 15-21*

## Coffee Crawl

Earn a prize by journeying across the #Naturehood for java! Grab your favorite coffee, hot or iced, at the different locations to complete your card. Complete and redeem your card by January 21st to receive your free CCR coffee mug!



*January 28*

## Donation & Recycle Event

Get your home ready for 2023 with a post-holiday clean-out! Paper shredding and donation trucks will be onsite on Saturday, January 28th from 9:00 AM - 12:00 PM ready to collect your unwanted items.

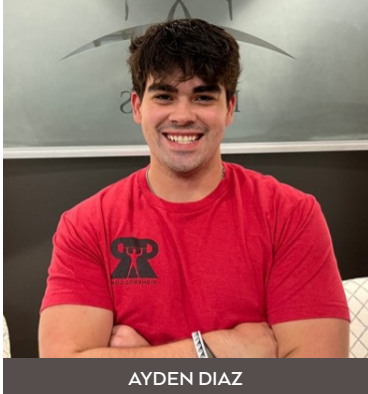




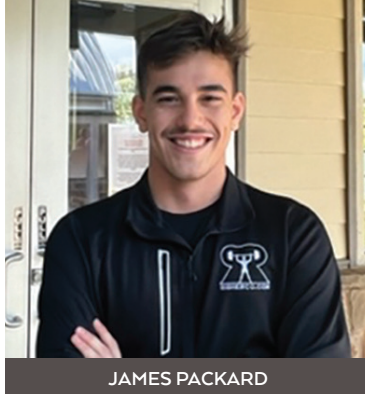
CROSS CREEK  
RANCH

FITNESS CENTER

..... MEET YOUR FITNESS CENTER .....  
*Front Desk Staff*



AYDEN DIAZ



JAMES PACKARD

I'm sure you've run across our front desk staff working out in the Fitness Center or around the Fitness Center on their days off. Here is a bit of information you may not already know about our wonderful front desk staff. Ayden Diaz is currently a senior at Jordan High School. He plans to attend The University of Houston and major in Business. Ayden also enjoys playing lacrosse in his free time. James is currently attending The University of Houston where he is studying Construction Science. In his free time James enjoys working out and coaching baseball.

..... GET FIT THIS .....  
*New Year!*

Going into the 2023 New Year it is very common for many people to set new goals. We want to help you achieve those goals at the Cross Creek Ranch Fitness Center. The Fitness Center has a wide variety of services available to residents to help you along the way.

**SERVICES**

- Personal training
- Free weekly group fitness classes
- Small group training
- Goal setting
- Fitness consultations
- Nutritional guidance
- Paid programs
- Body composition
- Fitness challenges

**AMENITIES**

- Showers and locker rooms
- Well-stocked free weight and calisthenics area
- Top-of-the-line cardio and strength equipment
- Multiple television screens throughout the facility



**Swing by the Fitness Center this New Year  
and we would be more than happy to assist you!**

Make sure to check out our Facebook and Instagram pages for the most up to date information, tips and advice from your Cross Creek Ranch Fitness Center team.

**INSTAGRAM: @CCRFITNESSCENTER | FACEBOOK: FACEBOOK.COM/CROSSCREEKRANCHFITNESS**

For information about current or future upcoming programs, call us at 281-344-0078 or email [kylee@risherco.com](mailto:kylee@risherco.com)



CROSS CREEK  
RANCH

# FITNESS CENTER

*Group Classes*

## **BODY BOOST**

WEDNESDAY & FRIDAY • 9:00am

## **BOOT CAMP**

TUESDAY & THURSDAY • 5:15am  
MONDAY & WEDNESDAY • 6:15pm

## **CORE ESSENTIALS**

TUESDAY • 6:15pm

## **HIIT**

TUESDAY • 11:00am

## **MOVEMENT & MOBILITY**

THURSDAY • 11:00am

## **SCULPT AND TONE**

THURSDAY • 6:00pm

## **YOGA**

TUESDAY • 7:00pm  
FRIDAY • 9:45am

## **ZUMBA**

MONDAY • 9:00am  
THURSDAY • 7:00pm



*Follow us* FOR MORE UPDATES,  
VIRTUAL CLASSES, AND WORKOUTS



@CROSSCREEKRANCHFITNESS



@CCRFITNESSCENTER

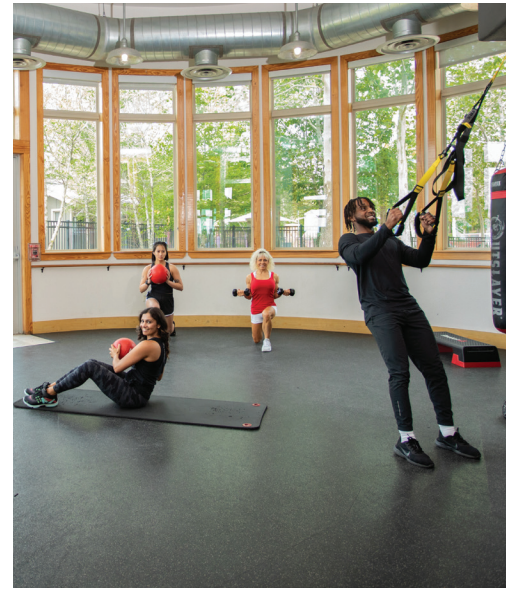
\*Residents/Staff inside the weight room are NOT permitted to grant access. Please check with the Fitness Center regularly for updates. 5/22

6440 Cross Creek Bend Lane, Fulshear, TX 77441 • 281-344-0078



CROSS CREEK  
RANCH

# FITNESS CENTER *Hours*



## Ages 18+ ONLY

Valid Key Fob or Mobile Credential  
required for Fitness Center access.\*

### MONDAY-THURSDAY

4am - 10pm

### FRIDAY

4am - 9pm

### SATURDAY

4am - 7pm

### SUNDAY

4am - 7pm

## Ages 13-17

Valid Key Fob or Mobile Credential  
required for Fitness Center access.\*

### MONDAY-THURSDAY

5am - 11:30am, 3:30pm - 10pm

### FRIDAY

5am - 11:30am, 3:30pm - 9pm

### SATURDAY

8am - 7pm

### SUNDAY

11am - 7pm

\* Temporary Access Holders permitted during 13- 17 Access Hours

\*\* Residents/Staff inside the weight room are NOT permitted to grant access.

\*\*\* Applications complete and fobs/mobile credential in transit. 5/22

6440 Cross Creek Bend Lane, Fulshear, TX 77441 ▪ 281-344-0078



# WELCOME TO THE *Naturehood*

## NEW RESIDENT SOCIAL

**THURSDAY  
JANUARY 26**  
..... **6:00-7:00PM** .....

**AT THE  
WELCOME CENTER**

.....

*Join us to:*

- Meet your Lifestyle Director & Fitness Director
  - Learn about fitness activities
  - Meet your HOA Representatives
  - Learn about fun community events
  - Learn more about the residents' My Cross Creek Ranch App
- .....

**HORS D'EVERUES & DRINKS  
WILL BE SERVED**

**Scan to RSVP  
by January 23**



6450 Cross Creek Bend Lane  
281-341-8429



**CROSS CREEK  
RANCH**

# HOW TO ACCESS *Amenities*

The new Cross Creek Ranch Amenity Access and Gate Entry System is live now!  
This will allow you to access amenities with your smartphone or key fob.

Your mobile credential app is not linked to the My Cross Creek Ranch App, but through an app called "Conekt".



## *Step 1:* REQUEST ACCESS ONLINE

Once you complete the Amenity Access form online, (either through CIA Services website or the CCR app) you will receive an email confirmation that your request has been received. A separate email will be sent with your amenity access information with instructions on how to proceed. **TIP: Check your spam folder for the email.**

Or visit [www.CIAServices.com](http://www.CIAServices.com)

Find My Community // Cross Creek Ranch // Ask, Request, Submit // **Request a Device**

**NOTE:** While you await your confirmation for amenity access, make sure to request your **Resident Login on the CCR app**. It can be found in the app store or Google Play Store. You can also access the web version of the app by visiting [www.MyCCRanch.com](http://www.MyCCRanch.com).

Scan Me!



**CONEKT**

## *Step 2:* GET THE APP

*(Skip this step if you requested only a key fob)*

When you receive your amenity access information email you will use your 16 digit code or QR code within the attachment to upload your mobile credential to the **CONEKT** app.

**Note:** once you upload your mobile credential, your mobile device is active! If you did not request a mobile credential, you are not required to download this app. If you requested a key fob please allow time for the postal service to deliver your device.

Scan Me!



## *Step 3:* ACCESS YOUR AMENITIES

You will be able to use your smartphone (once you have downloaded and connected your credentials to the **CONEKT** app) or key fob to scan in with the device reader.

**Questions? Contact C.I.A. Services**

CustomerCare@CiaServices.com • 713-344-0532 • CiaServices.com

..... IN THE .....  
*Community*



If you have any questions regarding the community events, please do not hesitate to contact me via phone or email. I am here to answer all your questions!

*Alyssa Brewer*

[lifestyledirector@crosscreektexas.com](mailto:lifestyledirector@crosscreektexas.com)  
(281)341-8429

6450 Cross Creek Bend Lane  
Fulshear, Texas 77441  
crosscreektexas.com



## MY CCR APP REMINDER

Are you in the know of what is going on in Cross Creek Ranch? If not, make sure to sign up for the "My Cross Creek Ranch" app downloadable on google play or app store. You can also access the same information on the website at <http://www.mycrosscreekranch.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 community app is a great source of community information, HOA forms, contacting your committees, community event photos and MORE!!

## *January*

Community Blood Drive  
Friday, January 13th

Coffee Crawl  
January 15-21st

New Year, New You!  
January 23-27th

New Resident Social  
Thursday, January 26th

Donation & Recycle Event  
Saturday, January 28th



## *February*

Kings & Queens of Hearts Casino Night  
February 2nd & 4th

Community Blood Drive  
Friday, February 10th

Punt, Pass, & Kick  
Saturday, February 11th

Unofficial Rodeo Kickoff  
Monday, February 27th

## *March*

Community Blood Drive  
Friday, March 3rd

Cross Creek Cinema Club  
Saturday, March 4th

Fishing Tournament  
March 19-25th

Nature & Wildlife Expo  
Saturday, March 25th

April Fool's Eve Comedy Night  
Friday, March 31st

\*Open to the Public

For more details, visit us on the My CCR app or at [www.MyCCRanch.com](http://www.MyCCRanch.com)

Dates and times subject to change. Please check the app for the most up to date information.