



# CROSSWATER

Facts and Figures January, 2015

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## **Contact Information:**

Crosswater Owners' Association Community Manager:  
Aperion Management Group, LLC Bend Office (541) 389-3172  
Sunriver Office (541) 306-1665  
Catherine Smith, CMCA, AMS, PCAM Manager; csmith@aperionmgmt.com  
Erik Robinson, Assistant Community Manager; erobinson@aperionmgmt.com

## **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 68 are completed or under construction leaving 24 vacant lots

All 23 Osprey Homes are completed and overnight rentals are allowed.

No overnight rentals allowed in residential homes

Quarterly Assessments for 2015 are \$930.00 (\$310.00 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.

## **Design Guidelines**

The Owners' Association, through the Design Review Committee, exercises architectural control over any proposed construction on a lot or remodeling of a current property. The review fees include a one-time fee of \$4,000. As well as a \$5,000 refundable construction deposit which 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**

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

Heated Swimming Pool, Spa, & Exercise Facility.

Gated Entrance: The gatehouse is staffed year round; the telephone number is (541) 593-2565.

All Crosswater roads and bike paths were resurfaced in 2011.

Two Tennis Courts - Re-surfaced in 2012.

On-site mail delivery to cluster boxes.

3.25 miles of paved walking and bicycle trails.

Private security patrol.

## **CondoCerts**

CondoCerts is an Internet utility developed to simplify the process of delivering and obtaining community association data and documentation for a variety of users in any association real



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estate transaction. It provides specific information necessary for real estate agents, lenders, escrow officers and title companies and more. Access to governing documents, home specific information, and additional information regarding the community can all be found here.

## **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 and sewer service.  
Cascade Natural Gas provides natural gas.  
Midstate Electric provides electrical service.  
Bend Broadband provides cable television and high-speed internet service.  
CenturyLink provides telephone service.

## **Deschutes County Property Tax**

The tax rate for Crosswater for the 2014/2015 tax year was \$12.13 per thousand of taxable assessed value for vacant land (County Tax Area 1-066), and \$14.50 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. Crosswater was also host to the JELD-WEN Tradition golf event in 2007-2010. Access to the Course, Clubhouse and Food & Beverage establishments is limited to members of the Club and guests of Sunriver Resort.

For information on membership, please contact one of the numbers below.

Club Manager: Josh Willis (541) 593-3456  
Member Relations Manager: Leiana Smith (541) 593-3428  
Crosswater Golf Shop (541) 593-3785