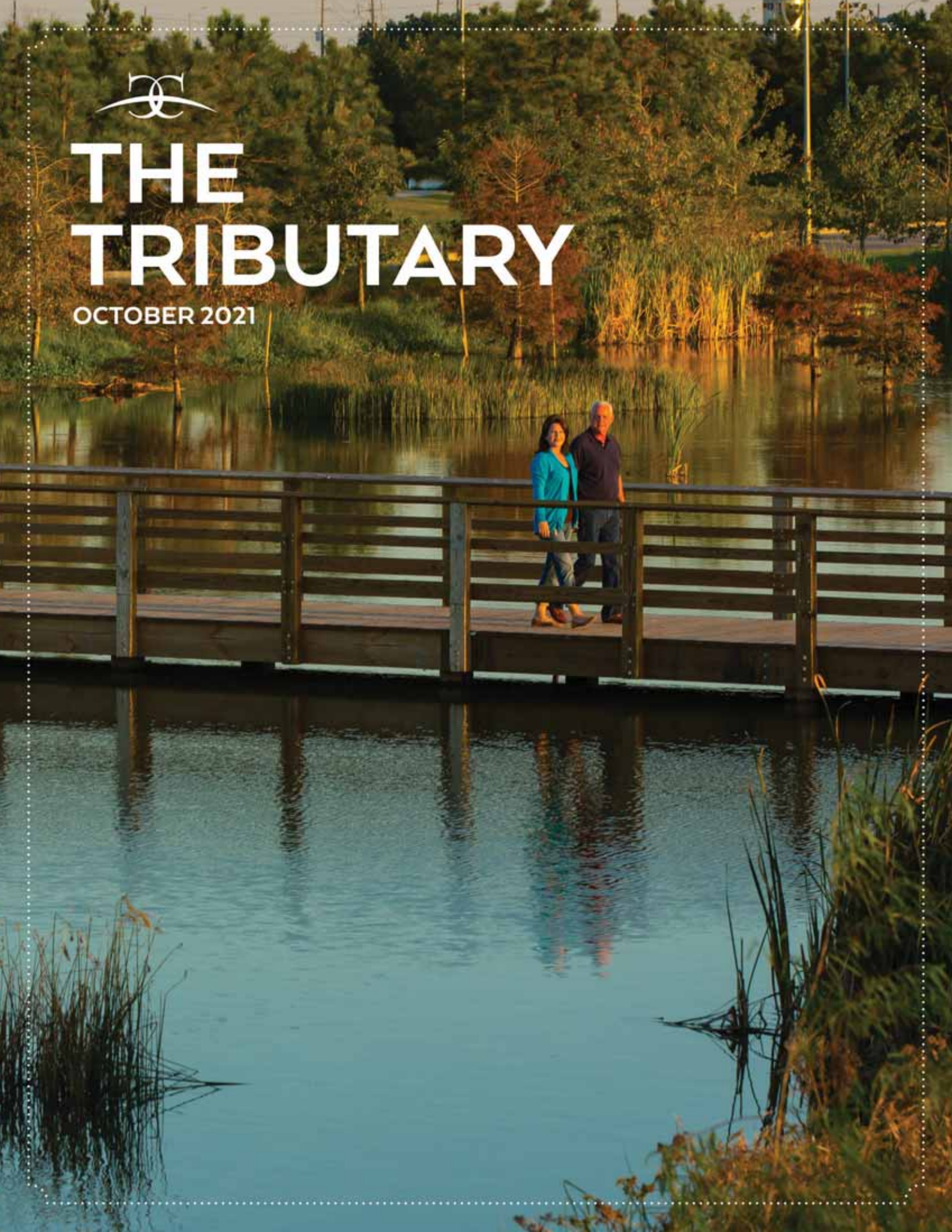




THE TRIBUTARY

OCTOBER 2021



IMPORTANT NUMBERS

YOUR NEIGHBORHOOD

Cross Creek Ranch Welcome Center
281-344-9882

Cross Creek Ranch Fitness Center
281-344-0078

CCR App/Website:
www.mycctranch.com

Italian Maid Café
281-341-1587

Fulshear/Simonton Branch Library
281-346-1432

Homeowners Association

C.I.A. Services, Inc.

CCRCA Management Team

- Renea V. Miksch, PCAM, LSM
Senior Manager

- Kristen R. Craig, CMCA, AMS
Community Manager

713-981-9000

customer-care@ciaservices.com

Cross Creek Ranch Director of Fun

Will Porter - 281-341-8429

directoroffun@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
AT&T Call Center 1-877-910-0501

City of Fulshear
281-346-1796
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 became due on January 1st this year. The assessment provides for services in the community such as code enforcement, upkeep of the amenities, and landscaping just to name a few. Every owner has an obligation to pay the annual assessment. Please note, 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; waiver of fees are not considered due to not receiving your statement - all statements were mailed out in October of 2020. This included an annual assessment letter, payment options, collection policy and payment plan information.

February 1st, a \$40.00 late fee will be applied to all unpaid accounts. 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 incurred and legal fees will be charged back to the account. Finance charges are applied on the last day of each month.

If you did not pay the assessment in full by the January 1st due date, you may follow the installment payments with the coupons that were enclosed with your statement; note, the coupons do not include past due balances on your account, if any. If you choose to mail your payment, please ensure it is in our office by the due date, post dated 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). Visit the My CCR App/Website under the My HOA tab or at www.ciaservices.com > Find My Community > Cross Creek Ranch > Pay Assessments to make an online payment.

If you have any questions, please contact C.I.A. Services, Inc. at CustomerCare@ciaservices.com or 713-344-0532.

Thank you,
CCRCA Management Team

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 | www.CIAServices.com

To receive the mailed newsletter or emails, please reach out
to Will Porter, at DirectorofFun@CrossCreekTexas.com.



CROSS CREEK
RANCH

TEXAS HERITAGE PARKWAY- GET IN THE LOOP!

The long awaited Texas Heritage Parkway is expected to open very soon. It will be a great addition to our mobility from the community to I-10. There will be no stop signs or lights, but there will be roundabout intersections. Please take the time to familiarize yourself with this type of intersection, if you aren't familiar already.

The Texas Heritage Parkway corridor has been engineered to provide enhanced safety and operations at the major intersections. The roundabouts built along Texas Heritage Parkway have an expected design life well beyond year 2040. Please help the THPID to spread roundabout awareness and education by sharing a link to this webpage, following the keys to success driving a roundabout, and engaging others in the community regarding driver safety and awareness.

Roundabouts are termed a "proven safety countermeasure" by the Federal Highway Administration Office of Safety. Due to the reduction of fatal and injury crashes at roundabouts, compared to conventional intersections, these types of intersections are gaining popularity in the United States. Over the past 25 years there have been over 7,000 roundabouts built in the United States. In Texas there are over 300 roundabouts that have been built over the past 20 years.



KEYS TO SUCCESS DRIVING A ROUNDABOUT

- Choose your appropriate lane well in advance of the roundabout intersection. For left turns and thru movements, position your vehicle within the inside (left) lane along Texas Heritage Parkway. For right turns and thru movements, position your vehicle within the outside (right) lane. This is called ultimate lane assignment and helps to mitigate the issues that arise when drivers try to make last-minute lane changes near an intersection.
- Slow your vehicle to a comfortable speed, typically 10mph-15mph, prior to the roundabout.
- Pay attention for bicyclists and pedestrians that may be crossing at the crosswalk prior to the entry of the roundabout and especially for on-street bicyclists.
- Look to your left for oncoming circulating/conflicting traffic already in the roundabout. As a motorist you need to yield to other traffic that is already present within the roundabout. This includes yielding to both lanes if the roundabout has two circulating lanes to the left of your entrance to the roundabout.
- Enter the roundabout only when there is a safe and adequate gap in traffic. Roundabouts are not intended to operate under a "merge" condition like an interstate ramp.
- Remain in your respective lane within the roundabout. If you have chosen your lane correctly in advance you should not need to change lanes once within the roundabout. The lane will guide you to your respective exit.
- Just prior to exiting the roundabout, signal with your right turn blinker and pay attention for pedestrians that may be crossing the roadway just beyond the roundabout.
- Yield to pedestrians that are within the crosswalk just beyond the roundabout.
- Once beyond the crosswalk, resume the posted speed.

For more information, visit www.THPID.org



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 ▪ Order through DoorDash

CAFE HOURS

Tuesday - Saturday: 11am - 7pm
 Sunday: 11am - 4pm ▪ Closed Monday





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. 3/21

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



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

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.

Scan Me!



CONEXT

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 **CONEXT** 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 **CONEXT** app) or key fob to scan in with the device reader.

Questions? Contact C.I.A. Services

CustomerCare@CiaServices.com • 713-981-9000 • CiaServices.com



CROSS CREEK
RANCH

Amenity Pass

Once you have a Resident Login on the CCR app, here is how it works.



STEP 1:

In your community app, go to COVID-19 Amenity Pass. You will be prompted to sign the waiver and release - after you confirm your email you will be redirected to step 2.

STEP 2:

View the available timeslots for the desired amenity and select the timeslot card that you wish to schedule. Once you've identified the correct timeslot, request your pass and indicate the number of individuals in your party.

Once you have completed this process, you will receive an email confirmation, push notification, and your amenity passes will be available to you on the home feed of the app.

HOW TO USE YOUR PASS

- 1 10 minutes prior to the beginning of your start time, you will receive a push notification reminder* to your device.
- 2 10 mins prior to your end time, you will receive a push notification asking you to prepare to leave the amenity.
- 3 At the expiration of your amenity pass, please exit the amenity in preparation for the next group of residents.



Thank you!

Don't want to use the app? Visit www.MyCCRanch.com

Lathrop

Dental Center 

**HIGH-TECH
Dentistry**

3D X-Rays
3D Printer
Digital Cameras
Laser Dentistry

**UPGRADE
YOUR**

SMILE

*A
Smile
Crafted
for You*

implants
veneers
sedation
teeth whitening
bonding & contouring
tmj therapy
 invisalign®

832-437-3849

5929 FM 1463 Suite 130
Katy, TX 77494

www.lathropdentalcenter.com

Dr. Colin Lathrop

Dr. Brian Johnson

*Katy/Fushear area's trending
General & Cosmetic Dentists*





THERE'S A BETTER APPROACH TO CANCER CARE in West Houston & Katy

At Houston Methodist Cancer Center, we treat every aspect of your cancer. Leading oncologists work with our specialists across disciplines to minimize cancer's effects on major organs. One comprehensive team — dedicated to your individual care — uses the latest research, treatments and technology to stop your cancer. From infusion and clinical trials to surgery and reconstruction, our innovative care is available in West Houston and Katy.

That's the difference between practicing medicine and leading it.



HOUSTON
Methodist
CANCER CENTER

832.522.5522
houstonmethodist.org/cancer-west



Rhonda Pohlman
PROPERTY GROUP



*Your Resident Realtor's
Neighborhood Experts*

*A business built by CCR referrals
from neighbors like you!*

70 homes SOLD in Cross Creek Ranch in 2020

UNDER CONTRACT IN 9 DAYS!

We Can Sell Yours Too!



Featured Listing:

27838 Harper Meadow Lane- Katy ISD

Ranked top 1% of all KW Agents in the US

We have a love and understanding of this community and the people who live here. It's the foundation of everything we do!

Thinking of Buying, Selling or just want to know the value of your home? Give us a call today!

kw KELLERWILLIAMS.
PREMIER REALTY

Rhonda Pohlman Realtor®
713-294-9691

ENCHANTED

NURSERIES & LANDSCAPING

- Outstanding selection of flowers, shrubs and trees
- Fun and educational events
- Knowledgeable, friendly staff
- Handmade pottery
- Beautiful statuary
- Custom landscaping services
- Gift shops full of unique finds



*everyone's
happy place...*

MYENCHANTED.COM

Enchanted Forest 10611 FM 2759 Richmond, TX 77469 281-937-9449	Enchanted Gardens 6420 FM 359 Richmond, TX 77406 281-341-1206	Enchanted Landscapes 10611 FM 2759 Richmond, TX 77469 281-937-0646
--	---	--

BASHANS PAINTING & HOME REPAIR

- Interior & Exterior Painting
- HARDI PLANK® Replacement
- Sheetrock Repair
- Cabinet Painting
- Pressure Washing
- Fence Replacement
- Custom Staining
- Wood Replacement
- Interior Carpentry
- Sheetrock Insulation
- Interior & Exterior Door Replacements
- Stucco Repair
- Wallpaper Removal
- Custom Texturing
- Crown Moldings

NO MONEY UP FRONT
30 Years Experience • References Available
COMMERCIAL/RESIDENTIAL

- FREE ESTIMATES -

BashansPainting@yahoo.com

Bashanspainting.com

• FULLY INSURED •

281-347-6702 or
Cell: 281-731-3383

We accept all major credit cards



NOW OFFERING LASER THERAPY

Family Owned and Operated



Dr. Cynthia Aswad • Dr. Bryan Ping • Dr. David Thurmond
Dr. Sadie Bowling • - Dr. Michelle Schmidt • Dr. Jessica Rivera

Dr. Michelle now seeing Pocket Pets
(By Appointment Only)

THE WellPet Center
VETERINARY HOSPITAL

5910 FM 1463 • Katy, TX 77494

Hours: M-F 7am - 6pm • Sat 8am - 12pm

Full Service Veterinary Care

- Vaccinations
- Spay / Neuter / Surgery
- Medicine
- Heartworm / Flea & Tick Prevention
- Boarding and Grooming Services
- Allergy Treatment
- Arthritis & Pain Management
- In-House Laboratory / Digital X-Ray
- Ultrasound
- Laser Therapy

FREE
HEALTHY NEW PET EXAM

(1 per family)

With Coupon. Not valid with any other offer. One per family Expires 10/31/21.

281.394.2355

www.thewellpetcenter.com

info@thewellpetcenter.com

Accepting Appointments and Drop-Offs Now





**I love
this town.**

M Perez Ins and Fin Svcs Inc
Marcelo Perez, Agent
www.theinsurancefellow.com
marcelo.perez.fyg4@statefarm.com
Bus: 281-717-4777
Hablamos Español.

**Thanks, Cross Creek
Ranch.**
I love being here to help
in a community where
people are making a
difference every day.
Thank you for all you do.



2007004

State Farm, Bloomington, IL



**Reserve your
spot before
they're gone!**

**YOUR
AD
COULD
BE
HERE**

Call David Today
281.240.1313
david@pamelaprinting.com



ASPEN
TENNIS ACADEMY

- Junior Group Lessons for all Ages
- Women's Drills
- Adult Private Lessons
- Junior Private Lessons

www.aspentennisacademy.com

For more information please contact:
info@aspentennisacademy.com

**Serving the
Cross Creek Ranch
Tennis Community**

A healthy, happy life starts with a confident smile—

Our dedicated team utilizes state-of-the-art treatments and a gentle touch to ensure you get the comprehensive dental care you deserve, all while keeping your comfort a top priority.

- Most insurance plans accepted
- Open Wednesday & Thursdays until 7pm
- Open select Saturdays by appointment
- Welcoming, friendly office & staff
- Personalized care based on your needs & budget



Dr. Aekta Fifadara, DMD

Cleanings & Prevention • Invisalign® • Restorative • Lumineer • Cosmetic • Implants • and More



FULSHEAR DENTAL
.....dentistry with heart

Call to schedule an appointment today!

281-346-8371 | www.iheartfulsheardental.com

7619 Tiki Ln., Suite A, Fulshear

"Located next to Fulshear Family Medicine"

R & S WATER SERVICE 
WE SPECIALIZE IN WATER TREATMENT

Start enjoying CLEAN WATER today!

Water Softeners
Filter Systems
Reverse Osmosis Systems

281-416-9353
rswaterservice@gmail.com
www.rswaterservice.com

Family Owned & American Made.
Licensed and Insured.



YOUR AD COULD BE HERE

Reserve your spot before they're gone!

Call David Today
281.240.1313
david@pamelaprinting.com

Pamela PRINTING




Koala INSULATION
of Fort Bend

koalainsulation.com/fort-bend

HIGH ELECTRIC BILL?
maybe it's your INSULATION



CALL FOR A FREE ESTIMATE
832-831-0067

River Bend Baptist Church

27600 FM 1093
281-346-2279 RiverBendBC.org

9:00 am - Sunday Bible Study
10:30 am - Sunday Worship

Building stronger marriages,
Building stronger families

- Weekday Preschool
- Ministries for all ages
- Awana
- New Youth Building

Scan with your smartphone 





I'M NOT JUST A REALTOR,
I'M ALSO YOUR NEIGHBOR.

CALL ME FOR A FREE HOME VALUATION
OR IF YOU NEED A CUP OF SUGAR!

AN 11 YEAR RESIDENT OF CROSS CREEK
RANCH, I UNDERSTAND THE VALUE OF
LIVING IN THIS COMMUNITY.

I'D LOVE TO OFFER MY SERVICES AND
RESOURCES TO YOU, WHETHER
YOU'RE LOOKING TO BUY OR SELL A HOME.

OVER \$125 MILLION SOLD!
TOP 1% OF ALL HOUSTON REALTORS IN 2020

281.841.6389 (CELL)
SOLDBY]ANELLE@OUTLOOK.COM



WIRED GENERATORS

ELECTRICAL SERVICES *by* WIRED

Call our experts for all of your electrical needs!

- Panel Upgrade / Replacement
- Ceiling Fan Installation
- Smoke Detectors
- Troubleshooting
- Generators
- Indoor/Outdoor Lighting
- Surge Protection
- Flat Screen TV Installation
- Recessed Lighting
- Code Compliance

Residential & Commercial Service • Family Owned & Operated • Licensed & Insured

24-Hour Emergency Service

**5-Year Warranty, Satisfaction Guaranteed*

713-467-1125 | wiredes.com

SAVE \$25 OFF
YOUR NEXT SERVICE
CALL IN OCTOBER!

Not to be combined with any other discount or offer. Not valid on generator maintenance. Expires 11/1/21



Master #100394 TECL # 22809



We work to make your home look and feel like new!



Smith's Residential Services

SERVICES INCLUDE:

- ✓ Pressure Washing
- ✓ Window Cleaning
- ✓ Gutter Cleaning
- ...And More

Free Estimates

Contact Parker Smith:

SmithsResidential@gmail.com

or Call **713-899-3401**

Affordable Mobility

MOBILE REPAIR

Bringing our services to you



Quick Reliable Service

30 Years
Experience!

**Insured*

- Wheelchair and Scooter Service and Repair
- Lift Chair Service and Repair
- Wheelchair Lifts
- Doorway/Garage ramps & installation
- Batteries and chargers for your Scooters & Wheel Chairs
- Complete Sales and Service

832-477-4592

affordablemobility@comcast.net

This space is available for your advertisement!



SIZES AVAILABLE

Business card • Quarter page • Half page • Full page

Pamela
PRINTING

Contact David Smith

281.240.1313 | www.PamelaPrinting.com

No *tricks* just
LOTS
of *treats*

- FREE** Staging
- FREE** Professional Photography
- FREE** Drone Photography
- FREE** 3D Virtual Tours
- FREE** Magazine Quality Brochures



ROLLER REALTY

SINCE 1989

281-346-0222



RollerRealty.net



BONTERRA[®]
AT CROSS CREEK RANCH

A NEW APPROACH TO
55+ RESORT-STYLE LIVING

Imagine a community that caters to your passion for life, your vibrant personality, and your enthusiastic search for endless freedom and fun.

**At Bonterra at Cross Creek Ranch,
you can find all of that and more!**

NEW HOMES FROM THE MID \$200s - UPPER \$300s

BONTERRA55.COM

281-780-4652



*All information (including, but not limited to prices, views, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) deemed reliable as of publication date but not guaranteed and remains subject to change daily or delay without notice. Price(s) shown may not reflect lot premiums, upgrades and options. Additional activity fees for participation by resident and/or guest may apply. For our age-qualified Bonterra® communities, at least one resident of household must be 55 or older, and additional restrictions apply. Some residents may be younger than 55 and no one under 19 in permanent residency. Not an offer in any state where prohibited or otherwise restricted by law. Please see a Bonterra Community Sales Manager or visit www.taylormorrison.com and www.darlinghomes.com for details. © November 2019, Taylor Morrison of Texas, Inc. and Darling Homes of Texas, LLC. All rights reserved.

AN INSPIRED LIVING
EXPERIENCE FROM

TaylorMorrison.

BUILD A POOL FOR THE HEALTH OF IT



**Casey's
POOLS
OF TEXAS**

CUSTOM AFFORDABLE QUALITY
Serving West Houston,
Katy, Fulshear, Richmond

**PENTAIR
POOL
PRODUCTS**

1260 FM 1463
Katy, TX



Contact Us Today!
281.392.7665
info@caseypools.com
www.caseypools.com



**WIND AND HAIL DAMAGE
HAS BEEN REPORTED IN YOUR AREA**



Call Today!

832-434-4159

**FREE ESTIMATES • LOCALLY OWNED
FULLY INSURED • WARRANTY
A-RATED ON ANGIE'S LIST
21+ YEARS OF EXPERIENCE**

*Let us work with your
insurance company!*



www.rlkdesignsinc.com



LANDSCAPE DESIGN
AND INSTALLATION

SPRINKLER SYSTEMS
AND REPAIR

OUTDOOR LIGHTING

PAVERS AND
HARDSCAPES

WATER FEATURES

PERGOLAS

CONTOURSCAPES.COM | 713.898.6159



Contour Landscapes



281.240.1313

WWW.PAMELAPRINTING.COM

Pamela
P R I N T I N G

**WE ARE THE LARGEST PRINTING
COMPANY IN FORT BEND COUNTY**

DESIGN

PRINTING

BINDERY

ADDRESS/MAIL

**ALL PRODUCED IN HOUSE IN OUR
7,000 SQ. FT. FACILITY**

***WE ARE THE ASTROS MINOR LEAGUE
AFFILIATE SUGAR LAND SKEETERS'
PREFERRED PRINTER FOR THE LAST 10 YEARS***

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

PRESORTED STANDARD
U.S. POSTAGE PAID
PAMELA PRINTING CO.
77478



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!!