



The Cross Roads Times

The Town of Cross Roads, Texas

Volume 6 Issue 1

January 2007

940-365-9693

Special Interest Articles:

- Looking back at 2006 From the Mayor's Desk
- Reverse 911
- Town Incorporation in "History of Cross Roads"

Individual Highlights:

- Mayor's Desk 1
- Precautions for Pets 3
- Road Repairs 3
- Peddler Permit 4
- Citizen Profile 5
- History of Town 5
- Reverse 9-1-1 7
- Community Board 7
- Katherine's Corner 7
- Dates to Remember 8

In Memorium...

This issue is dedicated to the memory of Janis Russo, Cross Roads Town Council member who passed away on January 16, 2007. She and her husband of 47 years, Tony, have lived in Cross Roads for the last 7 years.

In 1976, Tony and Janis moved to Texas from Florida. They lived for many years in Richardson and then realized their dream of having acreage and owning horses. They built their home in Cross Roads in 2000. After moving to Cross Roads, she quickly became interested and active in local government. She ran for Town Council in 2002 and was elected. Janis served on the Comprehensive Planning Committee and managed the budget process for the Town. She was reelected in 2004 and 2006. She never missed a Town Council meeting until she was diagnosed with cancer in December of 2006.

Janis spent 35 years with the United States Government and retired from there in 1995. Most recently she was the Chief Financial Officer for Arnold Stone, Inc. in Celina.

Janis was active in the Dal-Worth Appaloosa Horse Club where she served as President, Vice President and a Board member. She attended New Hope Baptist Church in Cross Roads.

Janis was an animal lover and adopted many stray animals though the years. The family has asked that donations in the name of Janis Russo be sent to Operation Kindness, 3201 Earhart Dr., Carrollton, TX 75006.

From the Mayor's Desk . . .by Harv Kitchens, Mayor



LOOKING BACK AT 2006

This past year was a very good year for the Town of Cross Roads. There was much progress made in uneventful ways.

ROADS

Your Town Council committed to spend a significant portion of our budget on roads. We spent \$175,635 for road repair and replacement. This represents 47.9 % of our total expenditures. This included pothole repairs, road signs, mowing and weed-eating our right of ways, and major road replacement. The major work was done on widening the curve and replacing the culvert at

Moseley Road and Tipps Road. Throughout the year, many other significant road repairs were done to ensure roads were in good condition for our citizens. The Road Repairs Committee has established as a priority for 2007, the replacement of Tipps Road and New Hope Road with a three inch asphalt overlay. Our retail sales tax dollars are at work.

(continued on page 2)

From the Mayor's Desk (continued)

COMMERCIAL DEVELOPMENT

The Villages of Cross Roads continued to progress in a positive way through 2006 with approval from the Town Council on the preliminary plat. Details on the progress of The Villages of Cross Roads have been in the past newsletters which can be found on our website. Please look at our website /www.crossroadstx.gov.

The latest information indicates that the Super Wal-Mart should start construction in June, 2007, and be completed in April, 2008.

RESIDENTIAL DEVELOPMENT

At the beginning of 2006, we had a commitment from **Villages of Cross Roads** to develop 99, one-acre or larger lots in a gated community at the southwest corner of Highway 424 and Fish Trap Road. The Villages development is in progress and the lots should start being sold and homes built in March or April, 2007. **Forest Hills Estates** has been approved to develop 70, one-acre or larger lots in a gated community on the north side of Fish Trap Road at Highway 380. The infrastructure and the roads have been completed and the sale of lots should begin soon. **Stone Mountain Estates** residential community will be a gated community with 70, one-acre or

greater lots located north of Highway 380 with the entrance on Rock Hill Road. The Town is in the process of annexing all of this development to become a part of Cross Roads. This will be a very exclusive community that will add to our Town. They should start building their infrastructure and roads for Phase One next month.

TREE PRESERVATION AND PROTECTION

The Town Council passed an ordinance that gave our citizens the protection from developers "clear cutting" land that would be used for residential and commercial purposes. We established the Tree Protection and Preservation Committee to review all developments to make sure there was compliance. This has worked extremely well and we have been able to save scores of trees in our Town. Developers have changed road patterns, moved building sites and reconsidered the location of their activities in order to preserve trees. This has also been an educational avenue for all new residents and they have shifted the location of houses and driveways on their residential lots in order to save the trees. This ordinance already has and will continue to enhance the beauty of our Town as we experience the growth that lies ahead.

FINANCIAL

We continue to be a Town that is very financially healthy, with cash reserves and no debt. In 2006, our revenues were \$441,982 and our expenses were \$366,859. This created a positive cash flow of \$75,123. The financial stability of the Town was made possible by your Town Council because we were being prudent and conservative in committing to the monies that were expended. Our goal is to maintain good reserves to protect against lawsuits that would threaten our one-acre minimum lot size commitment for residential lots.

THANKS

There have been many volunteers who have given of their time to help operate the Town of Cross Roads government. I want to thank all of you.

ELECTION

This past May the Mayor's seat and two Council positions were up for election. All of the incumbents chose to run for reelection and were unopposed. This allowed the Town of Cross Roads to continue with the goals of maintaining minimum residential lot size of one-acre and maintaining and improving our roads. Thank you for your continued belief and support in this Town Council.

"We continue to be a Town that is very financially healthy."

The new residential housing and commercial development in Cross Roads, and the high-density housing that is being built near Cross Roads are rapidly eliminating the natural habitat for the native, wild animals in the area. Native animals including rabbits, squirrels, opossum, raccoons, armadillo, bobcat, deer and coyotes are being pushed out of their homes. We can expect to see more of these animals as they are forced to move from their established habitats.

Pet owners need to be aware of changes and take the possibility of a wild animal being in their yards seriously. There have been several cases of small dogs and cats that have simply disappeared, and larger dogs that have been seriously injured in attacks by coyotes.

We are not advocating that any harmful action be taken toward the coyotes; however, we do want to warn residents to protect their domestic animals. If you have outdoor pets, be sure they have a secure place to stay at night. Also, be aware if they are absent for an extended length of time from your yard during the day. Taking these precautions should let our area residents, domestic animals and native, wild animals live together.

Precautions for Outdoor Pets



Road Repairs Committee Report...by David Meeks, chairman

Happy New Year. I hope that your holidays were wonderful and full of family friends and great food.

I took over the Road Repair Committee Chair last September, 2006. Tony Russo stepped down and I was asked to finish his term. I want to thank Tony for all of his service thus far. Tony has been a tremendous asset to the Town of Cross Roads.

Cross Roads' Road Repair Committee is comprised of the following volunteers: Tony Russo, Bill Bacon, Bill Palmertree, and Doug Dickinson. Danny Prins is our Council Liaison.

During the last quarter of 2006, we completed two significant projects. We completed general road repair by patching potholes throughout the entire Town of Cross

Roads. Also, the bridge on Tipps at Moseley was widened. (See picture below.) New headwalls were added and the culverts were extended. The area around the culverts was cleaned out. Guard rails have also been added to the sides of the road to keep vehicles from getting too close to the edge. This effort has greatly improved the drainage under that bridge as well as increased the safety of vehicles going over the bridge. Two vehicles can now safely pass each other on the bridge.

The Road Committee has some new ideas and plans for 2007. During the first quarter of 2007, we plan to repave Tipps Road from Moseley to Pottershop. Our goal is to use the same method that we

used on Moseley when it was done a few years ago. That plan was to recycle, to stabilize, and to repave. We believe this method of resurfacing is very durable and cost effective.

The next major project currently being researched is the repaving of New Hope Road. We will inform you as we have more details and information available.

Repairs complete on Tipps at Moseley



Peddler Do's and Don'ts...by Virden Seybold

"Sometimes we get a knock at the door and ...a stranger appears..."

Recently, there was a door-to-door magazine salesperson going from house to house in Oak Shores, mentioning neighbors' names as references and being welcomed in by unsuspecting neighbors. The references were falsely given, and there is reason to believe that what was being sold might never have been delivered to the buyer.

Also, recently in the Oak Shores area, a meat company was selling meat and home freezers using neighbors as references. Both of these sellers were illegal peddlers in the Town of Cross Roads.

Sometimes we get a knock at the door and upon opening the door a stranger appears selling something. Why don't we turn them away automatically? Because they say and do disarming things: 1) they mention a neighbor's name who bought something from them, 2) they are raising money for a good cause—like sending themselves through school selling subscriptions, 3) they are raising money for a charitable organization, like cookies for the scouts or for a church group.

Permission in advance by the householder to drop by is all that is needed to sell goods or services to that person by a vendor without a permit.

The first thing to say to the salesperson at your door is, "Let me see your permit from the Town of Cross Roads." [Here's what the permit should look like according to the Town of Cross Road law: ***Along with every permit issued under the provisions of this article, the permittee shall be issued a card which shall be wallet size and contain the name of the permittee, permit number, date of expiration of permit, and the signature of the town secretary. Such card shall be stamped with the town seal on the face thereof. It shall be unlawful for the permittee to engage in his business without having such card in his possession, and it shall further be unlawful for such permittee to fail or refuse to show or display such card***

upon the request of any person demanding the same. (2002 Code, sec. 4.207)]

If a door-to-door salesperson (peddler) cannot produce a valid permit, then he/she should be directed to the Cross Roads Town Hall to get one. The Town officers will do a full investigation requiring references from the sales person to establish his/her legitimacy, fairness, honesty, and other qualities.

Now, if your child is a member of one of the scouting organization, church organization or school organization that is trying to raise funds by selling candy, cookies, magazines or whatever, you may think the Town is against that kind of activity. Actually, your child does not need a permit from the Town if you call your neighbors and the neighbors invite the child/children to come by. The important part is being invited in advance, before showing up at the door.

In the same way, for example, if you want to send your lawn-care person over to your neighbor's to see if they want to use him, just call the neighbor in advance and ask if it is all right for the lawn-care person to drop by. Permission in advance by the householder to drop by is all that is needed to sell goods or services to that person by a vendor without a permit.

Some people with fraudulent intent are now finding Cross Roads on the map and visiting our neighborhoods. It is time that we become more vigilant against this kind of activity, but not at the expense of the Girl Scout cookie trade. I think if we follow these suggestions, we should be able to keep out the fraudulent persons and still support the legitimate fund-raising activities of our children and youth.

Citizen Profile on Ken Purcell



Meet **Ken Purcell**, a resident of Cross Roads for the last nine years. He is the Athletic Director for Denton ISD. He has responsibility for three 4-A high schools, five middle schools and 191 teachers/coaches. He also is an adjunct professor of kinesiology in the graduate department at Texas Woman's University. Ken graduated from University of North Texas in 1970, with a Bachelor of Science degree, later obtaining his Master of Education degree from the University of North Texas in 1973. He is a member of the Texas High School Coaches Association and the Texas High School Athletic Directors Association.

Education is important in his family. His wife, Theresa, is a teacher for Denton ISD, and his two sons, Shawn and Shanon are both teachers and coaches. Shawn works for the Corsicana ISD, and Shanon works for the Wylie ISD. They both earned their bachelor degrees from Texas A and M University, and their masters degrees from UNT.

Before moving to Cross Roads, a decision he made because he loves the country living, he and his family lived in Lucas (Allen), Texas. When asked what he would like to change about Cross Roads, he stated that he would like to slow down the change.

Ken enjoys reading books like Lonesome Dove, and watching movies such as "Tombstone" because "There's a clear view of the 'good' verses the 'bad' and the 'good' wins every time I watch it." He also enjoys watching old love stories, something most people do not know about him. His favorite restaurant is Villa Grande, and his hobbies and interests are horses, farm and ranch work. He most admires "strong leaders who must make tough decisions during tough times--George Bush."

Ken may retire in a few years, and when he does, he plans to go into real estate, specializing in the farm and ranch market.

A History of Cross Roads . . .by Jim and Eddie Cundall

We, James and Edwinia Cundall, moved here with our family from Dallas in 1968. The idea that this area become a town started in 1972, when Jim saw a map showing the proposed expansion of the city of Denton, including planned annexations. The plan for this area was that Denton would annex east along highway 380 (then highway 24) to highway 720, taking the highway and a swath of land on either side of it. We realized that we, along

with others in the area, would then have no zoning and absolutely no control of how the land around us could be used. Denton already owned a large tract of land adjacent to the Corps of Engineers' property and had been using it as the Denton City Solid Waste Dump. When we bought our land, we had been assured that the dump was due to be closed within two years, and now it seemed that Denton was trying to expand it.

We realized something had to be done to protect our property and that of our neighbors. In the beginning, Jim enlisted the support of our immediate neighbors, the Glenn Floyds, the Don Elmores and several others living on Moseley Road. We knew that a small town had to be created to protect the environment, to protect our investments, and to plan and govern the area.

(continued on page 6)

"...something had to be done to protect our property..."

“Jim approached Texas Power and Light for financing...”

History of Cross Roads (continued)

Jim did the research and found that we needed 200 residents living within two square miles to form an incorporated town. The initial group contacted others and we formed The South Aubrey Citizens Association. We started holding meetings in the Women’s Building on highway 377, which was then highway 99. Among those who became supportive and active were Bud and Rene Ludwig, Bob and Dorothy

Turner, Jerry and Jill Burns, and the Bill Ottingers. Jerry and Jill Burns worked with Jim to do much of the work of organizing.

Jim approached Texas Power and Light for financing, lawyer Michael Whitten for legal advice, and the state government in Austin to find out about the correct legal procedures. The organization grew. At one meeting we estimated over 100 area residents attended.

quickly. With the help of many residents, much was accomplished. Jerry and Jill Burns became very active in assisting Jim. Nash and Ballard Survey Co. of Denton was hired to do the survey of the proposed initial two square miles to ensure that there were 200 voters living within that area. The Town of Cross Roads was formed by election. Bob Turner was voted as first mayor, and his wife, Dorothy, was voted as town secretary. The first Town Council of five members was elected.

Map A is the surveyor’s map showing the original incorporated area of Cross Roads as of 1973. Five more areas were annexed by 1996.

All was not smooth sailing. There were arguments for and against the formation of a town. There were some vehement arguments from some of the “old timers” who thought the “new comers” were trying to tell them what they could or could not do with their land. For the most part, however, the reaction was positive and progress was made.

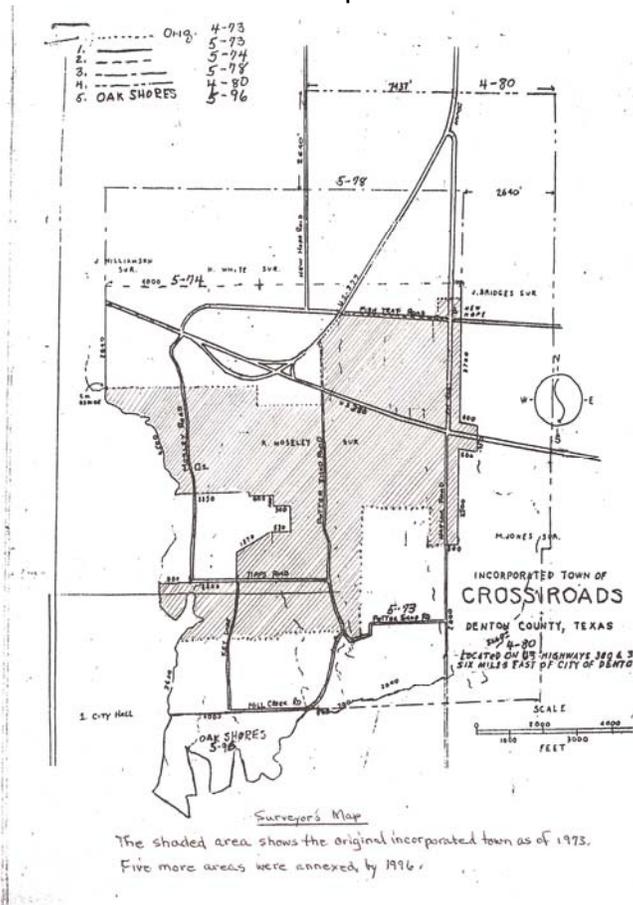
The map A shows the original incorporated area. As soon as possible, the southern area was annexed into the town. This area included the Jerry Burns property. Protective ordinances were passed to prohibit the growth of the dump, to prohibit the establishment of auto salvage yards, trailer parks, bait shops and anything that might de-value the property of established residents.

As an organization, we were able to squelch the building of a bike racetrack east off Moseley Road and a car dump south of Tipps Road. Great effort was made to shut down the Denton dump, which posed health hazards because of the dangerous trash and waste, including medical waste that flew off the loaded dump trucks driving down a very bumpy Moseley Road. Something had to be done

In the year 1973, the Town of Cross Roads, Texas, became a legally incorporated entity.

(To be continued in future editions)

Map A



Reverse 911... by Ross Schraeder

According to Jody Gonzalez, Denton County director of emergency services, Denton County is implementing a reverse 9-1-1 plan this month. As you know, the regular 9-1-1 plan is the one where you dial 911 to get emergency help. The reverse 9-1-1 plan is one where emergency services call you to warn of an area emergency, such as a tornado, fire, flood, lost child, etc. Gonzalez said that the system may also be expanded to include localized situations called in by a particular community, like roads blocked for construction and accidents.

The system will be particularly valuable for those residents who do not have access to a warning siren, as is the case here in Cross Roads. In addition, unlike a local siren going off, the reverse 9-1-1 call may be able to give you much more information, such as where the tornado has been seen and which direction it is heading. If you have Caller ID, the call identification on your telephone will be "Denton County".

In addition to notifying county residents, the system will also notify emergency response teams and county officials, and will continue to call them until contact has been made.

The reverse 9-1-1 system will initially cover only landline telephones, but it will also have the capability of transmitting to cell phones, if the resident signs up on the county's website.

Your Town administration sees this reverse 9-1-1 program as a big advantage to Cross Roads citizens. More information on the system will be provided as soon as it is available.

Community Bulletin Board

Welcome to our new neighbors in Cross Roads:

- Bill Ortolani, 190 Rosewood
- Lisa Collier, 4151 Keyes Lane
- Paul Granier III, 950 Oak Hill Court
- Robert Dana, 5400 FM 424
- Tracy Chauncey, 265 Oak Bluff
- Bill Snyder and Jim Bruner, JP Realtors/Keller Williams Realty, 8000 Hwy 380
- Trent Blakely, Thermacote Systems Inc., 7000 Hwy 377

Katherine's Corner . . . by Katherine Ritchie, Town Secretary

Dear Cross Roads Friends and Neighbors,

Well, Christmas and New Year's Day have come and gone. I hope everyone had a wonderful holiday season.

I would like to remind you that the website for the Town of Cross Road is up and running. The site address is <http://www.crossroadstx.gov>. I would like to express my personal gratitude to Robert Sterzing for volunteering his time and experience in the development, execution, and maintenance of the website.

Website
is now here.

www.crossroadstx.gov

TOWN OF CROSS ROADS, TX.

Harv Kitchens, Mayor
Ross Schraeder, Mayor Pro Tem
Michelle Meek, Council Member
Dan Prins, Council Member
Janis Russo, Council Member
Virden Seybold, Council Member
Katherine Ritchie, Town
Administrator
Judy Moudy, Admin. Assist.
Jeanie Burch, Editor

Town of Cross Roads
1401 FM 424
Crossroads, TX 76227

PHONE: 940-365-9693
FAX: 940-665-6898

Dates to Remember

- Town Council Meetings are the second Monday of each month, 7:00 p.m. at the Town Hall.
- Tree Protection and Preservation meetings are the third Tuesday of each month at 7:00 p.m. at the Town Hall.
- Planning and Zoning Commission meets the fourth Tuesday of each month, 7:00 p.m. at the Town Hall.
- Comprehensive Planning Committee meets the second Wednesday of each month, 7:00 p.m. at the Town Hall.
- Road Repair Committee meets at 7:00 p.m. on the Wednesday prior to the Council Meeting.
- All meetings are posted on the Town Hall bulletin board 72 hours prior to meeting.

Town Hall will be closed in observance of the following
Holidays:

February 19 for Presidents Day and April 6 for Good Friday.



Happy New Year!

Town of Cross Roads
1401 FM 424
Crossroads, TX 76227