

The Signal



SUMMER CLUBHOUSE HOURS
M—SAT 12—9pm, Sun 12—6pm

MOVIE NIGHT July 10 @ 6:30
"WIZARD of OZ"

CLUBHOUSE USAGE REPORT
(See Page 5)

ARCHITECTURAL COMMITTEE NEWS

The *Architectural Committee* would like to thank all the homeowners who have been busy re-landscaping, painting, and maintaining the beauty of their homes & lots. There are many beautiful homes in our association which contribute to the desire to live here in the Crossings. The AC would also like to remind homeowners to send your vendor recommendations to the Business Office. There is a Homeowner to Homeowner Recommendation binder in the Business Office that is for all homeowners to utilize if you so desire.

The AC has one position to fill. If you are interested please call or email the Business Office or attend an AC meeting. Meetings are held the 4th Wednesday of each month at 6:30 p.m. in the Business Office.

Remember: it is important for all homeowners to abide by CHOA's guidelines and Governing documents. **Homeowners are required to submit an Architectural Application prior to starting any landscaping or renovation in front of their lot or any area that can be seen from the sidewalk or street.** And wait for either an approval, approval with conditions, or denial from the AC Committee. Please note, a denial could be that more information is requested. This includes, but not limited to, replacing driveways, front lawns, fences, and/or replacing windows. The Architectural Application Form can be obtained in the Business Office or the Architectural section of the CHOA website at: www.walnutcountry.com. Together we are maintaining the beauty and safety of our association.

ANNUAL ELECTION

As we mentioned last month, there are four seats on the Board of Directors up for election in September. That seems far from now, but it isn't.

The ballots are mailed out in August. To include your name on the ballot, you must announce your candidacy no later than July 14th.

If you would like to run for the Board, please contact the business office either by telephone at 687-9961 or by emailing businessoffice@walnutcountry.com

Board members receive daily activity reports from Proactive Security (that means they know what's going on). The Board approves all Reserve Fund expenditures (that means they know what gets fixed). The Board approves the annual budget (that means they know how much the monthly dues will be). Board members receive no financial compensation.

It absolutely doesn't matter if you've never served on a board before. You live here, that's what is important.

MEET THE CANDIDATES

Save the Date—August 13th

A town hall is planned for Thursday, August 13th from 7-9pm in the Clubhouse. We'll introduce the candidates running for the Board of Directors and give everyone the opportunity to ask them questions.

INSPECTORS of ELECTIONS NEEDED

According to the bylaws we need two inspectors of election in addition to the General Manager. If you are interested please contact the Manager at 925-687-9961

Special Dates

- July 1 Landscape Committee Meeting 7pm Business Office
- July 4 CLUBHOUSE CLOSED for Independence Day Holiday
- July 8 **WCST Home Swim Meet 5:30pm Main Pool**
- July 12 MOVIE NIGHT 6:30pm Clubhouse
- July 18 WCST Home Swim Meet 1:00pm Main Pool
- July 14 Book Club Meeting 6:30pm Clubhouse
- July 22 Architectural Committee 6:30pm Business Office
- July 23 Board of Directors Meeting 7pm Business Office
- July 25 WCST Crossings Challenge 6am - 8pm Main Pool

Treasurer's Report (Year To Date)
BALANCE SHEET as of May 31, 2015

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Current Assets

Cash Operating Acct.	\$303,126
Cash Reserve Acct.	2,351,811
Receivables	15,519
Prepaid Expenses	27,177
TOTAL CURRENT ASSETS	\$2,697,633

Current Liabilities & Capital

Liabilities	\$114,358
Reserves	2,333,301
Owner's Equity	185,478
Income	64,496
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,697,633

Year-To-Date BUDGET REPORT

	<u>Actual</u>	<u>Budget</u>	<u>Budget</u> Over or (under)
Total Revenues	\$535,858	531,605	4,253
Operating Expenses			
Payroll/Benefits/Taxes	\$33,562	54,250	\$(20,688)
Management Expenses	79,258	61,225	18,033
Office Equip/Supplies	9,197	11,240	(2,043)
Professional Services	7,049	11,510	(4,461)
Facilities Repair/Maint.	112,748	131,080	(18,332)
Recreation	8,262	6,580	1,682
Utilities	51,402	57,370	(5,968)
Security Expenses	16,689	23,235	(6,546)
Insurance	18,801	20,270	(1,469)
Tax & Licenses	10,874	5,395	5,479
Reserve Expenses	123,055	123,055	
Miscellaneous Expense	465	2,500	(2,035)
Total Operating Expense	\$471,362	507,710	\$(36,348)
Net Income	\$64,496	\$23,895	\$40,601

FREEDOM FOR ALL



Pat Magee: General Manager

The Crossings Business Office

925- 687-9961

Businessoffice@Walnutcountry.com

LANDSCAPE COMMITTEE – Letter from the Chairman, Todd Peterson

The initial project on the South Slope across from the clubhouse is now complete. CHOA is anticipating a rebate from the Contra Costa Water District in the range of \$7,500 to \$10,000 for the removal of some water-loving turf along with irrigation upgrades within the initial project area. This rebate will help to offset the cost incurred to re-landscape the area and install more efficient irrigation technology. This initial project and CCWD’s rebate program dovetails into our drought management and water conservation plan to attain a consistent look on the South Slope. Over time as we remove certain turf, add drought-tolerant shrubs along Ygnacio Valley and Cowell Road to provide sight and noise screens, remove and replace old wasteful irrigation technology with today’s irrigation technology we expect to save a tremendous amount of water and money for the association. This multi-year water saving and landscape enhancement project will ensure CHOA is doing its part to conserve a precious resource and will provide a long term approach to one of the association’s key assets.

The CHOA Landscape Committee has three additional primary initiatives for 2015: Continue to replace old irrigation technology with more efficient technology. Earlier this year we focused on the Central Greenbelt’s sections that were most in need of updating. There remains a lot of work to do all along the Central Greenbelt. This is a big project that will take some time and several budget cycles to complete, but we are committed to working toward using water in the most effective way.

Fully understand CHOA’s two wells by collaborating with our vendors and the management company to ensure: the wells are placed on a regular maintenance schedule to maintain mechanical health, perform some long-overdue deferred maintenance to bring the wells in line with current technology, and gain a solid understanding on how we can maximize their capabilities and optimize performance. (i.e. water output, to rely on CHOA’s water pumped by our wells versus relying on CCWD’s water for irrigating our landscape to every extent possible). Begin to create the initial framework of a Maintenance and Reforestation Plan for the association that will address health, age, beauty, and water requirements of our landscape to ensure CHOA’s long-term landscape future.

To achieve the aforementioned initiatives the Landscape Committee is pleased that they are working with highly competent professionals who have worked with the association for years. They will serve as the subject matter experts to guide us in caring for CHOA’s landscape and urban forest. CHOA’s professionals and their credentials are:

Tom Sweeney (Landscape Care Co.) – Tom has been with Landscape Care Co. for 34 years and currently serves as their Vice President of Operations. Tom is an ISA Certified Arborist, a California Landscape Contractors Association Expert Certified Water Manager, past Chairman of California Landscape Contractors Association Water Management Program, and a Cal State Qualified Applicator Certificate Holder. Tom and his team are charged with maintaining our landscape and managing the irrigation of our grounds. Tom works closely with CHOA Property Manager Pat Magee, the Landscape Committee, and CHOA’s Treasurer.

John Traverso (Traverso Tree Service) – John started his career as a nurseryman in 1974. He has owned and operated Traverso Tree Service since 1980. John is a Board Certified Master Arborist, an ISA Qualified Tree Risk Assessor, a WCISA Certified Tree Worker, and has served on several professional committees. John and his team are intimately familiar with CHOA’s urban forest and as such Traverso Tree Service has been a valuable resource to CHOA for many years.

If you would like to attend a Landscape Committee meeting, please join us on the first Wednesday of each month at 7:00 p.m. in the Business Office.

WCST “THE CROSSINGS CHALLENGE “ Saturday, July 25th

Reminder for Crossing’s residents: the Crossings Challenge is our annual invitational meet during which several hundred swimmers from 10 local teams converge on the greenbelt below the pool for an all day event. Parking and traffic in the immediate pool area will be impacted.

(855) 371-5300 Security for Common Area

GSG Protective Security



BE VIGILANT... KEEP AN EYE OUT

As noted in Mark Weinmann's President's Report, there have been several daytime burglaries here at the Crossings. The method has been the same. The thief will knock on the door and if no one answers, will kick it in and ransack the place. If someone answers the door the thief will either say he has the wrong address or give some other excuse. If this happens to you call 911 immediately! And keep an eye out for your neighbors property as well. If something going on at your neighbors house looks suspicious better safe than sorry... call the Concord Police Department.

IMPORTANT TELEPHONE NUMBERS

POLICE (Non Emergency)	925-671-3200
GSG Protective Security	855-371-5300
CHOA Business Office	925-687-9961
Clubhouse Office	925-825-0250

NOTICE

PLEASE DO NOT FEED THE ANIMALS!

Someone has been leaving cat food at various places on the greenbelt - and 2 dogs have gotten sick from eating it. Please do not leave any food out for animals. There is no reason to encourage the rats and skunks that eat it.

Questions to Ask Before You Buy a Home Alarm System

1. What is home automation and how does it work?
2. What is a security system and how does it work?
3. What's the initial cost for a home security system?
4. I rent an home. Should I still consider a home security system?
5. What is alarm monitoring and how does it work?
6. Can purchasing a home security system decrease my homeowners insurance?
7. Are home security systems and alarm monitoring tax deductible?
8. How much is alarm monitoring each month?
9. How long does it take for my security system to notify my provider of an intrusion?

Home Security Equipment

1. What does a carbon monoxide detector do and how does it work?
2. What types of security cameras are available and what are the difference between them?
3. What are electric door locks and how do they work?
4. Can I have my existing security system equipment monitored?
5. Can I get a home security system without a phone line?
6. What are pet immune motion detectors and how do they work?
7. If the Internet goes out, does my wireless security system still work?
8. If the power goes out, does my security system still work?

REWARD

The Board of Directors is prepared to pay up to \$2,000 for information leading to the arrest and conviction of anyone who willfully destroys or damages association property, including graffiti. If you know of or see someone using a marking pen, paint pen or spray paint, etc. to deface property within The Crossings, please contact the CHOA Manager at 687-9961 or e-mail: businessoffice@walnutcountry.com

Clubhouse Office

4465 South Larwin Ave.

925-825-0250

redirector@walnutcountry.com

**WALNUT COUNTRY
BOOK CLUB**

For more information about the WC Book Club you can go to: info@berkshire-books.com or call the Clubhouse at 825-0250.

The following books have been chosen by Book Club members for the upcoming months...

July: "The Man In The High Castle" by Philip K. Dick.

August: "I Am Pilgrim" by Terry Hayes.

Sept: "Devil In The White City" by Erik Larson.

July's meeting date is Tuesday, the 14th at 6:30pm

"Good Books"

By Edgar Guest

Good books are friendly things to own.

If you are busy they will wait.

They will not call you on the phone

Or wake you if the hour is late.

They stand together row by row,

Upon the low shelf or the high.

But if you're lonesome this you

know:

You have a friend or two nearby.

View From The Clubhouse

Last year the clubhouse staff began tracking clubhouse usage. We broke down usage into four categories: Office Visit, Game Room, Gym and Other (party guests; people coming in to use the lounge to sit and read, do work or socialize with friends, people attending to see our Friday Night movies; and people coming in to use the vending machines). This has enabled us to better anticipate your needs, keep the things you want on hand and staff properly. In the four months for which we have a year over year comparison, usage has risen 31.3%! Here is the 2014/2015 comparisons by month:

- February +28.7%
- March - 12.7%
- April +32.5%
- May +48.7%



It's great seeing those of you who use the clubhouse and look forward seeing more of you in the near future!

Now on to other clubhouse news...

Recent upgrades to the gym to make your workout more pleasant... A hand sanitizer dispenser was put up on the wall along with a towel dispenser. You can now time your workout by the wall clock we recently purchased. And you now can keep cool during the hot summer months thanks to a fan that was placed in the gym room. All of this is brought to you by your Board of Directors and management staff for your enjoyment and convenience.

Andy Steinberg
Clubhouse Supervisor

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HAVE A HAPPY & SAFE JULY 4th



Walnut Country Recreation & Communications News

WALNUT COUNTRY TENNIS NEWS

As the Spring USTA season comes to an end let's congratulate all of our teams for making the Play-offs. First, men's 4.0 team finished the season with 5 wins - 5 losses. Men's 4.5 team finished with 8 wins - 2 losses. Women's 4.0 team also had 8 wins - 2 losses. And our women's senior 3.5 team had an outstanding season with 9 wins and zero losses. Moving forward, the senior team went on to win the play-offs and now will compete at sectionals. WAY TO GO WALNUT COUNTRY!!!

The summer season has started and anyone interest on playing should contact the resident tennis Pro Thor Schreck at 925-324-0285.

Summer camps have also started and will continue through August. See insert flyer! Have a great summer!

Thor Schreck. USPTA Professional

WALNUT COUNTRY SWIM TEAM NEWS

WCST Practice is from 7am—Noon Mon, Tues, Wed and Fri, Thursday 8am—Noon

HOME MEET SCHEDULE for 2015

Saturdays - 9am start
July 18th, 25th

Wednesday's - 5pm start
July 8th, 29th

"THE CROSSINGS CHALLENGE"

Saturday, July 25, 2015
7:00 am to 9:00 pm

Reminder for Crossing's residents: the Crossings Challenge is our annual invitational meet during which several hundred swimmers from 10 local teams converge on the greenbelt below the pool for an all day event. Parking and traffic in the immediate pool area will be impacted. Please feel free to come by the pool and cheer on our kids, check out the vendors, or stop by the Stingray Cafe. More details can be found at www.wcstingrays.com.

COMMUNICATIONS COMMITTEE

With our first meeting in the books, the communications committee is off and running with loads of ideas to help you be a better informed resident of Walnut Country. Thanks to our three volunteer members, the committee has begun researching website designs; a community app; social media channels like Facebook, Nextdoor, Nixle, and Twitter; more frequent eSignal messages; and expanding content in the Signal.

If you're able to volunteer three hours each month, we'd love to have you join the committee! If you're interested, contact Pat Magee, our CHOA manager, at 925-687-9961 or send an email to businessoffice@walnutcountry.com. Our next meeting will take place the week of July 12. We hope to see you there!

- Rich Ellenson, Chairperson

TENNIS COURT & BASKETBALL RESURFACING

Beginning July 6th the lower tennis courts and the upper basketball court will undergo a resurfacing. Both courts will be closed for approximately one week to allow the new surface to dry and set. Your homeowner dues in action.

Walnut Country Signal

* SENIORS' POTLUCK DINNER *

The next senior dinner will be taking place September 9th at 5:30pm in the clubhouse. Deadline to get your food assignment from Caroline Jackson will be September 2nd. Those of you who wish to join this extraordinary group of seniors can call Caroline at 687-7052 to get all the information needed to participate. C'mon down y'all!

PUBLIC ANNOUNCEMENT

Many of you have probably already heard about the unfortunate house fire that occurred last month. There is a possibility the fire might have started at the residential electrical box. We have since discovered that there has been a recall on many electrical boxes due to arcing issues.

Please check with your electricity provider or the electrical box manufacturer for specifics.

WANT TO RENT THE CLUBHOUSE?

Rental rate is \$300 for the lounge area (up to 8 hours). Game room and downstairs kitchen are an additional \$50 each. Conditions apply including:

- Serving alcohol requires paying for security AND a one day "Host Liquor Liability" certificate.
- Proof of homeowners insurance required.
- Refundable cleaning deposit of \$500.
- Homeowner must attend entire event.

To reserve a date your \$500 cleaning deposit check must have been received. Dates cannot be reserved without your deposit. All fees and paperwork are due at least two weeks prior to your event.

DATES ARE RESERVED ON A "FIRST COME, FIRST SERVED" BASIS.

To reserve the Clubhouse, or for inquiries concerning renting the clubhouse, please call 925- 825-0250.

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POOL ANNOUNCEMENT

~ East & West Pool Hours ~
7am to 8 pm

~ Main Pool Hours ~
Starting June 15th
Mon - Fri Noon - 9 pm
Sat & Sun 7 am - 9 pm

MUST BRING KEY
and

CHOA ID BADGE

ALL GUESTS MUST HAVE BADGES

EVERYONE MUST CHECK IN

WITH LIFEGUARD

Thank you!

The Signal

is delivered to 1062 homes in our development.

Advertise your business in our newsletter!

1/4 page ad = \$95 per month

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Call: (925) 825-0250

For more information

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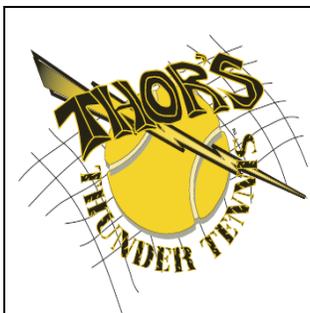
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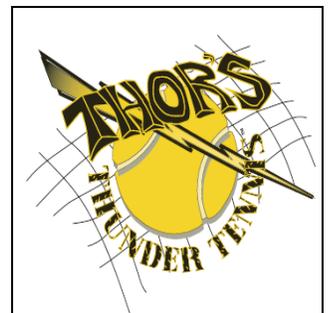
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