

# The Signal



**FALL/BACK TO SCHOOL BBQ**  
Saturday, September 12th

*Walnut Country on Social Media*  
(See Page 6)

**Santa's Smokestack Boutique**  
(See Page 7)

## FALL/BACK TO SCHOOL BBQ

Just because the summer is close to being over and the kids have gone back to school doesn't mean the fun has to stop. Living at the Crossings is a year-round treat and non-stop source of entertainment. With that said, it is the Board of Directors pleasure to bring to you another great CHOA sponsored event. Starting at 12 noon on Saturday, September 12th the 3rd Annual Fall/Back To School BBQ is where you should plan on being. The upper greenbelt will be awash with fun, frolic, food and festivities. CHOA will supply the BBQ delights and all you need to do is bring a side dish or dessert to share with your fellow neighbors.

This year, like previous years, the Activities Committee is planning something new and exciting. We will have a petting zoo for the littler ones, an inflatable slider for the slightly older ones, and live music for the real older ones. We are really hoping that Bacon, the pot bellied pig, will be in attendance at the zoo along with an ark full of other amazing creatures of the animal kingdom. So, **RSVP please!!** Call the Clubhouse Office at 925-825-0250 or e-mail [recdirector@walnutcountry.com](mailto:recdirector@walnutcountry.com) by **September 5th** at the latest. There is no charge but we require an RSVP due to the amount of planning that goes into such an endeavor. See you there!!!



## ANNUAL ELECTION

As we mentioned last month, there are four seats on the Board of Directors up for election in September.

The candidates are as follows:

- Marc Buchanan (incumbent)
- Salinda Cardoza (incumbent)
- Todd Peterson (incumbent)
- Rich Ellenson (incumbent)
- Jaime Keane



Election ballots are mailed out in August. Ballots should be returned to the business office or mailed to Collins Management before September 25 – the night of the annual meeting. If a quorum of ballots have been received, the election could be held that night. Even if you don't want to vote for any of the candidates, please return your ballot so that it can be counted toward the quorum requirement.

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## 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.

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## ~ YOUR OPINION IS REQUESTED ~

The Board of Directors has been giving serious thought to placing keyed pedestrian gates at the east and west entrances to the greenbelt. An initial proposal for \$24,000 has been received by Pat Magee and the Board members and they now would like your opinion on the matter. If you have any thought or insight to the proposal you can contact G.M. Pat Magee at: 687-9961 or by e-mail to: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com).

## **Special Dates**

Aug. 4	WCST Family Fun Night	12-6pm	Clubhouse
Aug. 4	Landscape Committee Meeting	7pm	Business Office
Aug. 13	T-Ball Award Ceremony	5:30pm	Clubhouse
Aug. 18	Book Club Meeting	6:30pm	Clubhouse
Aug. 23	WCST Awards Night	5:00pm	Greenbelt
Aug. 12	Architectural Committee	6:30pm	Business Office
Aug. 27	Board of Directors Meeting	7pm	Business Office
Sept. 7	Labor Day		Clubhouse Closed
Sept. 9	Senior Pot Luck Dinner	5:30pm	Clubhouse
Sept. 12	FALL/BACK TO SCHOOL BBQ	12-3pm	Greenbelt

**Treasurer's Report (Year To Date)**  
**BALANCE SHEET as of June 30, 2015**

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**Current Assets**

Cash Operating Acct.	\$305,542
Cash Reserve Acct.	2,360,736
Receivables	16,276
Prepaid Expenses	23,011
<b>TOTAL CURRENT ASSETS</b>	<b>\$2,705,565</b>

**Current Liabilities & Capital**

Liabilities	\$96,873
Reserves	2,360,736
Owner's Equity	185,476
Income	62,480
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b>\$2,705,565</b>

**Year-To-Date BUDGET REPORT**

	<u>Actual</u>	<u>Budget</u>	<u>Budget</u> Actual Over or (under)
Total Revenues	\$650,463	637,926	12,537
Operating Expenses			
Payroll/Benefits/Taxes	\$44,110	65,100	\$(20,990)
Management Expenses	93,675	73,470	20,205
Office Equip/Supplies	10,840	13,488	(2,648)
Professional Services	10,279	13,812	(3,533)
Facilities Repair/Maint.	151,222	157,296	(6,074)
Recreation	9,184	7,896	1,288
Utilities	62,881	77,624	(14,743)
Security Expenses	20,104	27,882	(7,778)
Insurance	26,681	24,324	2,357
Tax & Licenses	10,874	6,474	4,400
Reserve Expenses	147,666	147,666	
Miscellaneous Expense	465	3,000	(2,535)
<b>Total Operating Expense</b>	<b>\$587,981</b>	<b>618,032</b>	<b>\$(30,051)</b>
<b>Net Income</b>	<b>\$62,482</b>	<b>\$19,894</b>	<b>\$42,588</b>

*Pat Magee: General Manager*

*The Crossings Business Office*

**925- 687-9961**

**Businessoffice@Walnutcountry.com**

**President’s Corner – August - 2015**

Summer is in high gear in the Crossings, and our facilities look great and are being used by you, our homeowners to a great degree. Despite our drought conditions, our landscape contractor is doing a great job keeping things looking good (although we will need to endure some “brown” areas, we are working to keep them at a minimum) and, at the same time, saving water. We’re proud to say our water usage continues to be reduced year to year.

Our two new committees have begun their work and are making good progress. Our Rules Book committee has started its review of the 10-year-old Rule Book and the associated policies around it. It’s goal is to ensure it is up to date and clear for all. Our Communications committee is addressing a more consistent and thorough approach for our Signal (including a new “Singular” in this edition you can post on your bulletin board or fridge), eSignal and introducing social media avenues as well. They are also looking to update our website to a more professional and fitting look for CHOA.

Speaking of “social”, our next community event is fast approaching. Our **Fall/Back to School BBQ Celebration is scheduled for Saturday, September 12<sup>th</sup> from 12 to 3 p.m.** Please see the article in this edition of the Signal for details. We can always use volunteers to help out. If interested, please contact Andy at the Clubhouse.

I’m also very pleased to see that we have a full slate of candidates who have volunteered to run for the Board of Directors in the upcoming election. We have four open seats to fill. I’d like to personally invite you to our **Candidates Night on Thursday, August 13<sup>th</sup> at 7 p.m.** in the Clubhouse. You’ll have a chance to meet the candidates and hear their views on the association and their qualifications. I look forward to seeing you there. Election materials and ballots will be sent to homeowners after August 1<sup>st</sup>.

Please join us on August 13<sup>th</sup> for our Candidates Night and on August 27<sup>th</sup> for our next Board of Directors’ meeting. Until next month...

Mark Weinmann, President

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**WATER USAGE at the CROSSINGS**

The Contra Costa Water Department asked Cowell HOA to reduce its irrigation water consumption by 45% over 2013 usage. We are very happy to report that we have exceeded that request by a considerable amount. We've been able to do that by investing in irrigation upgrades and repairing broken lines and sprinkler heads as soon as the problems appear. Please keep in mind that these upgrades and repairs need to happen during normal working hours and that sprinklers may need to be turned on to facilitate the work. CCWD also asked everyone to not water between the hours of 9am and 5pm. While we do adhere to this request, we sometimes need to turn things on for the reasons above. Thank you for your understanding, and please don't hesitate to call the Manager, Pat Magee, at 925.687.9961 with any questions or concerns.

Pat Magee, CCAM  
Collins Management  
General Manager, Cowell HOA,  
4498 Lawson Ct., Concord, CA 94521  
925-687-9961

## (855) 371-5300 Security for Common Area

### GSG Protective Security



As summer is upon us and the kids are out of school, let us all be reminded that more neighborly attention to what's going on around the community needs to happen.

There has been a rise in petty crimes as well home burglaries. Please report any and all suspicious activities to Concord Police, GSG Protective and HOA management.

If we work together as a team, we can take a Bite out of Crime. A community that watches out for each other is a wonderful place to live and play.

Please do not hesitate to contact Security @ 855-371-5300. 24/7 with any concerns.

Ric Jones  
GSG Bay Area Operations Manager

#### 07-21-15

Security Officer received a service call regarding suspicious individuals smoking marijuana at the end of Lawson Ct. Upon arrival at the site of complaint the officer made contact with two individuals in a grey Toyota Camry. The men refused to provide any identification, but stated that they were residents of the Crossings. The officer told them they needed to discontinue smoking marijuana and remove the vehicle from the area. The two individuals complied with the officer's request.

#### 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

#### WEEPING WATER TANK

The central water tank will probably weep every Wednesday for the foreseeable future. The tank is made of thick redwood planks that are held together with the metal bands that surround the tank. The planks are not joined to each other in any other way.

The tank is filled with water from the well right next to it, and the water is used to irrigate the greenbelt. Different sections of the greenbelt are watered every night except Tuesday, because on Wednesday the grass is mowed and needs to be dry.

As a result, the tank never gets more than half full (the well pump operates 24/7), except on Wednesday. From Thursday to Tuesday, the top half or so of the tank remains dry and the redwood shrinks as a result. When the tank begins to fill on Tuesday night, water will leak from the spaces between the dry, shrunken planks until those planks absorb enough water to expand and seal. This is a natural process of redwood tanks. Most of the water weeped is then absorbed back into the ground from which it came.



#### 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](mailto:businessoffice@walnutcountry.com)

*Clubhouse Office*

*4465 South Larwin Ave.*

*925-825-0250*

*reedirector@walnutcountry.com*

## **WALNUT COUNTRY BOOK CLUB**

For more information about the WC Book Club you can go to: [info@berkshire-books.com](mailto: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...

August: "I Am Pilgrim" by Terry Hayes.

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

**Next meeting: Tuesday, August 18th at 6:30pm in the Clubhouse**

### *The History of Paper*

Papermaking has traditionally been traced to China about AD 105, when an official attached to the Imperial court during the Han Dynasty (202 BC-220 AD), created a sheet of paper using mulberry and other woody fibers along with fishnets, old rags, and hemp waste.

An important development was the mechanization of paper manufacture by medieval papermakers. The introduction of water-powered paper mills, the first certain evidence of which dates to the 11th century in Spain, allowed for a massive expansion of production and replaced the laborious handcraft characteristic of Chinese and Muslim papermaking.

## **View From The Clubhouse**

Coming to a community near you - the Fall/Back To School BBQ! Saturday, September 12th from 12 noon to 3pm the Board of Directors and CHOA cordially invite you, friends and family to join us as we put on our 3rd annual wingding. If you attended our previous BBQ's you already know just how many people show up. Last year we had over 200 people. Unfortunately, quite a few of those 200 had not RSVP'd. This caused quite the logistical problem... meaning running to Safeway a number of times to feed all the extra people. This year, we prefer not to have to do that again.

**PLEASE RSVP by September 5th!**

As per our usual modus operandi, the Activities Committee is throwing a surprise your way concerning this year's BBQ entertainment. Last year we surprised you with 2 ponies. Well this year one of the scheduled events is going to be a full on Petting Zoo. I won't tell you what kind of animals will be in attendance, but rest assured the kids are going to love it! And last, but not least, party goers are going to be hearing an up and coming solo artist who just happens to be a resident of The Crossings. His stage name is Speck Rex, but you might know him by his given name of Kevin Chinn. The young man is really talented, so make sure you RSVP EARLY for this great extravaganza.

Speaking of Fall events, don't forget to mark your calendars for Sunday, October 11th and Friday & Saturday, October 23rd and 24th. October 11th is our Oktoberfest Beer Tasting & October 23rd & 24th is the incredibly scary Haunted (Club)House. Don't miss these great events!!

Alla Prossima,

*Andy Steinberg*  
*Clubhouse Supervisor*



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# Walnut Country Recreation & Communications News

## WALNUT COUNTRY PRESCHOOL NEWS

It's hard to believe that summer is coming to an end and the school year is right around the corner. Our students at Walnut Country will soon be making new friends and will have fun learning with our wonderful teachers. If you or someone you know is looking for a great learning environment for their child it's not too late for this school year. Please come see what we are all about. Schedule a visit anytime by calling 925-798-9686, or by email at wcpreschool@astound.net.

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## WALNUT COUNTRY SWIM TEAM

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

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## MEET YOUR NEIGHBORS ON SOCIAL MEDIA!

Ever wanted to find a mechanic, plumber, or the best pizza in the area? Maybe you wanted to sell some goods or find a good piano teacher? Well look no further than our own Walnut Country community on sites like Facebook and Nextdoor!

A growing contingent of your neighbors are getting recommendations, selling goods, and even receiving Concord Police Department alerts. Consider joining them through these channels: Visit [www.nextdoor.com](http://www.nextdoor.com), enter your address, and join the Walnut Country community. Go to [Facebook](https://www.facebook.com), search "Walnut Country (the Crossings)", and join the group (started by [Claycord.com](http://Claycord.com)). Receive alerts from the Concord Police Department by visiting [www.nixle.com](http://www.nixle.com), searching for our 94521 zip code, and setting up your contact preferences.

**Note:** The sites listed here are not official CHOA sites. The views expressed on these sites do not necessarily reflect those of the CHOA Board of Directors.

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## COMMUNICATIONS COMMITTEE REPORT

The Communications Committee had a busy month working to improve how the community receives news, event reminders, and general information. The first thing you will notice is the new "Signal Singular" insert in this month's Signal; designed to give you all of our community's points of contact, event dates, and meeting reminders in one place on one page...consider putting it on your refrigerator every month!

Behind the scenes we continue fine tuning vendor requirements for a new Walnut Country website and smart-phone app to ensure they use current design features and are flexible for future enhancements. We'll also be publishing the eSignal more often so be sure to sign up by visiting [www.WalnutCountry.com](http://www.WalnutCountry.com) and submitting your email address in the "Join eSignal" sign up box on the right.

Finally, be sure to checkout this month's article about joining Walnut Country's active social media community on sites like Facebook and Nextdoor. With a combined count of more than 300 users, these are great places to get home repair recommendations, learn of neighborhood events, and even buy and sell goods.

Rich Ellenson, Chairperson

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## WALNUT COUNTRY TENNIS

Congratulation to Lisa Rounkle and her 65 and over women's senior team. Her team won Sectional and is off to play the Nationals in April of 2016. Good Luck, Lisa!

Starting this fall Walnut Country will host three USTA Teams. Women's 7.5 Combo, 55 over, mixed 8.0, and 55 over mixed 7.0. Any resident interested in participating should contact Thor Schreck at 925-324-0285.

Summer Tennis Camps- There is still time to sign-up for the August camps. Space is limited. To sign-up see Camp insert in the newsletter, call 925-324-0285 for more information.

Thor Schreck.

USPTA TENNIS PROFESSIONAL

# 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 exceptional group of seniors can call Caroline at 687-7052 to get all the information needed to participate. You can call me anything, just don't call me late for dinner! :0)

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### And This Month's WE'RE IMPRESSED AWARDS Go To...

- 4403 Indigo Court
- 4481 Snowberry Ct.
- 4414 Arrowwood Ct.
- 4392 N. Shellbark Ct.
- 4393 N. Red Maple Ct.

Thank You & Excellent Job!!

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## Crafters and Artists Wanted

Santa's Smokestack Boutique is looking for talented craftspeople and artists with fresh new products to enhance our 38<sup>th</sup> annual boutique which is November 6<sup>th</sup> and 7<sup>th</sup> at the clubhouse.

All new items are juried for uniqueness, quality and suitability. The last two screening dates are August 14<sup>th</sup> and September 4<sup>th</sup>.

If this piques your interest, call our screening chair, Jennifer Coakley, at 798-5907 for further details.



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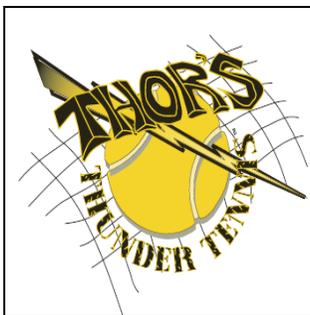
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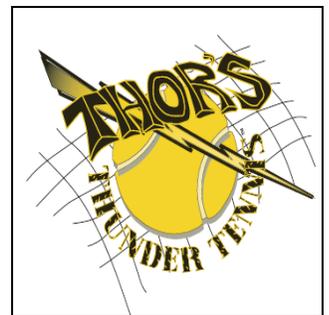
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