

THE CROSSINGS
The Signal

DECEMBER 2015

Association Web Page
www.walnutcountry.com

MOVIE NIGHT: Dec. 11 at 6:00 pm
"THE GRINCH WHO STOLE CHRISTMAS"
(see page 5)

Walnut Country Survey
(see page 6)

FRIDAY NIGHT BINGO!
(see page 7 for more information)

WINTER HOLIDAY CELEBRATION

Come ring in the holiday season with friends, family and neighbors

Sunday, December 6, 2015
3:00pm—5:00pm

The Crossings Clubhouse Lounge

There will be

Crafts for the kids, cookies, caroling, a warm, cozy fire and hot beverages to take off the winter chill.

And maybe, just maybe, we will have a special guest for all you kids...

Hint: he sometimes wears a red suit, sports a very long white beard, and is known to hang out with reindeer.

Don't miss out on all the fun & frolic!
RSVP recdirector@walnutcountry.com
or call 925-825-0250



SUPER BOWL PARTY

Sunday February 7 at 2pm

The 64 people that showed up to witness a fantastic game between the Patriots and Seahawks last year are clamoring for a redux. Super Bowl 50 is taking place in the Bay Area and even though few of us can afford the ticket price we certainly can afford to watch the game in the Clubhouse... for free! CHOA supplies the food and you supply the beverages. Please RSVP 925-825-0250 or recdirector@walnutcountry.com

BOARD OPENING

There is currently a vacancy on the Board of Directors. If you are interested in serving your community as a member of the Board of Directors, please contact General Manager Pat Magee at the Business Office, [925.687.9961](tel:925.687.9961), or businessoffice@Walnutcountry.com.

The deadline for indicating an interest in serving is December 7, 2015. The Board will interview candidates in December and make a decision at their January meeting.

If you are interested in being considered for a seat on the Board, it is strongly recommended that you attend the December 17 Board Meeting, so you can see what is involved. The commitment is for one year, until the 2016 election in October, at which time you may run for re-election.

VOLUNTEERS NEEDED !

ARCHITECTURAL COMMITTEE - and - LANDSCAPE COMMITTEE

The Architectural & Landscape Committees each has one seat open. If you would like to volunteer for these very important committees please contact Pat Magee at 925-687-9961, or send an e-mail to: businessoffice@walnutcountry.com.

POSITION OPEN for POOL MANAGER

The CHOA Board of Directors is looking for a dependable and organized pool manager to start work in the new year. The candidate should have the ability to train others, manage a schedule and oversee staff, and have experience with pool work. If you are that person, or know of someone with those qualifications, please contact Pat Magee, CHOA General Manager, at 925-687-9961, or stop by the CHOA Business Office for an application. This is a paid, part-time position.

Special Dates

| | | |
|---------|---|-----------------|
| Dec. 6 | Winter Holiday Celebration 3 - 5:00pm | Clubhouse |
| Dec. 9 | Senior Potluck 5:30pm | Clubhouse |
| Dec. 10 | Architectural Meeting 6:30pm | Business Office |
| Dec. 11 | Movie Nite "Grinch Who Stole Christmas" 6:00p | CH |
| Dec. 15 | Book Club 6:30pm | Clubhouse |
| Dec. 17 | Board of Directors Meeting 7:00p | Business Office |
| Jan. 1 | Clubhouse Closed: | HAPPY NEW YEAR! |
| Jan. 5 | Landscape Meeting 7:00pm | Business Office |

Treasurer's Report (Year To Date)

BALANCE SHEET as of October 31, 2015

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Current Assets

| | |
|-----------------------------|---------------------------|
| Cash Operating Acct. | \$331,269 |
| Cash Reserve Acct. | 2,391,566 |
| Receivables | 8,864 |
| Prepaid Expenses | 8,054 |
| TOTAL CURRENT ASSETS | <u>\$2,739,753</u> |

Current Liabilities & Capital

| | |
|--|---------------------------|
| Liabilities | \$115,566 |
| Reserves | 2,369,566 |
| Owner's Equity | 185,374 |
| Income | 69,247 |
| TOTAL CURRENT LIABILITIES & CAPITAL | <u>\$2,739,753</u> |

Year-To-Date BUDGET REPORT

| | Actual | Budget | Actual Over or (under) Budget |
|--------------------------------|--------------------|--------------------|--|
| Total Revenues | \$1,085,701 | \$1,063,210 | \$22,491 |
| Operating Expenses | | | |
| Payroll/Benefits/Taxes | \$104,005 | \$108,500 | \$(4,495) |
| Management Expenses | 150,375 | 122,450 | 27,925 |
| Office Equip/Supplies | 18,145 | 22,480 | (4,335) |
| Professional Services | 15,399 | 23,020 | (7,621) |
| Facilities Repair/Maint. | 232,732 | 262,160 | (29,428) |
| Recreation | 14,649 | 13,160 | 1,489 |
| Utilities | 146,875 | 174,640 | (27,765) |
| Security Expenses | 34,892 | 46,470 | (11,578) |
| Insurance | 41,637 | 40,540 | 1,097 |
| Tax & Licenses | 11,177 | 10,790 | 387 |
| Reserve Expenses | 246,110 | 246,110 | |
| Miscellaneous Expense | 465 | 5,000 | (4,535) |
| Total Operating Expense | \$1,016,452 | \$1,075,320 | \$(58,868) |
| Net Income | \$69,249 | \$(12,110) | \$81,359 |

Happy
Holidays!



Pat Magee: General Manager

The Crossings Business Office

925- 687-9961

Businessoffice@Walnutcountry.com

PRESIDENTS CORNER – December 2015

Fellow Homeowners,

We're soon coming up on one year since we've welcomed Pat Magee to our family as our General Manager. The Board has been very pleased with Pat's work and we've received great feedback from you. We thank Pat and hope he will be with us for a long time.

Our last community event of the year is coming up - our **Crossings Winter Holiday Celebration**. Join us on **Sunday, December 6th** from 3 to 5 p.m. for this family-oriented event for everyone to enjoy the Holiday season. Enjoy crafts for the kids, music, cookies and Santa.

The Board of Directors began its new year in November to begin our journey into 2016 together. After a great 2015, the Board is excited about the possibilities that the new year will bring, including:

- A large slate of reserve projects to assess and manage. This includes a major upgrade of the West Pool.
- Continuing our focus on better and more complete communications with our homeowners and residents with a new, redesigned website.
- Continuing with our Landscape Committee's work on water conservation and keeping a close eye on maintenance and planning additional upgrade projects.
- Communicating our newly updated rules and guidelines booklet.
- Continuing our sponsorship of community events.
- Reviewing our relationship with the Walnut Country Swim team to structure it to reduce liability for our homeowners while supporting this activity in the best way we can.
- Getting our new Safety/Security committee up and running with a focus on traffic safety as our first priority.

It's an agenda we have been addressing and will continue to do. If you have a desire to get involved, we can use you. Contact the Business Office and let us know of your interest to serve on a committee.

The Board of Directors will soon be conducting a community-wide survey in January. We last did this about 5 years ago. We'd like to hear from all of you on your likes and priorities so we can continue to manage the association with your best interests in mind. Look for it in January.

Finally, we still have an open board position due to the resignation last month. We need your help to insure that we manage our association for the benefit of all homeowners. Please see the information in this edition of the Signal. If you have any questions, please reach out and I will make a commitment to get back to you personally.

I wish you and your family the happiest of holiday seasons.

Mark Weinmann, President

[Thinking About Changing Your Front Yard Grass?](#)

If you are thinking of replacing your front yard grass with artificial turf, please stop by the Business Office to see the three types of turf that have been approved so far. And please remember that you will need to submit an Architectural Application for any work done to the front yard, exterior of the house, fence or anything else that can be seen from the street, sidewalk or Greenbelt, and get approval from the Committee prior to beginning any work.

Thank you and enjoy the Holidays!

(855) 371-5300 Security for Common Area

GSG Protective Security



GRAFFITI ATTACK

On Saturday, November 21, unknown individual(s) spray painted houses, vehicles, mailboxes and sidewalks up and down Sugarland and Adelia Courts. If you have any information leading to the arrest of the perpetrator or perpetrators please read the Reward notice below.

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

NO GRAFFITI!



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 |
| John Muir Hospital Emergency | 925-939-5800 |
| CC Emergency Med Services | 925-646-4690 |
| CC Water District | 925-688-3158 |
| CCC Fire Protection District | 925-941-3330 |
| SPCA - Contra Costa County | 925-689-8435 |

STREET CLEANING REMINDER

The city of Concord has started street sweeping in our community on the 4th Monday each month. Please try to keep the street in front of your home clear so that the street sweeper can do its dirty work. For more information visit: <http://www.cityofconcord.org/streetsweeping>.



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Clubhouse Office

4465 South Larwin Ave.

925-825-0250

Andy Steinberg

recdirector@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 three months...

December: "The Red Sparrow"
by Jason Matthews

January: "Lights Out"
by Ted Koppel

February: "My Stroke of Insight"
by Jill Bolte Taylor

Next meeting: Tuesday, December 15th at 6:30pm in the Clubhouse.

Feel like joining us? Just read the assigned book and come on down!

MOVIE NIGHT at THE CLUBHOUSE

Friday December 11th at 6:00pm

Join the Clubhouse Staff
For a fun evening of entertainment

"The Grinch That Stole Christmas"

snacks & drinks will be served
at this free event

View From The Clubhouse

**"When you think things are bad,
when you feel sour and blue,
when you start to get mad...
you should do what I do...
Just tell yourself, Duckie,
you're really quite lucky!
Some people are much more...
oh, ever so much more...
oh, muchly much-much more
unlucky than you!"**

-Dr. Seuss



Hanggang sa susunod na buwan ("Until Next Month" in Tagalog)

Andy Steinberg
Clubhouse Supervisor

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Walnut Country Recreation & Communications News

WELCOME TO WALNUT COUNTRY PRESCHOOL

It may be the middle of winter, but it's already time to think about registration for the 2016-2017 school year. We encourage you to register early as space is limited and classes fill up quickly! Please mark your calendars to join us for our **OPEN HOUSE** on **Monday, January 11th from 7 - 8pm**. We invite all prospective students, their families and friends to visit our classrooms and meet our teachers. Currently enrolled students, alumni and their families are always welcome!!

WALNUT COUNTRY PRESCHOOL REGISTRATION FOR 2016-2017

- January 19-22 Currently enrolled families may register students and siblings
- January 25-29 Priority registration for CHOA residents and their family and for Alumni families
- February 1 Registration opens to all

You may register at the preschool from 8:30 - 1:00, Monday - Thursday, and 8:30 - 10:30 on Fridays.

Walnut Country Preschool offers the following classes:

| | | | |
|-------------|-------------|-------------|-------------|
| 3 year olds | Tues/Thurs | 8:30-11:00 | \$230/month |
| 4 year olds | Mon/Wed/Fri | 8:30-11:00 | \$280/month |
| Pre. K | Mon-Thurs | 11:30- 2:00 | \$330/month |

Additional fees include:

- A non-refundable registration fee per family of \$125.00 due at registration.
- A deposit equal to ½ month tuition due by June 1, 2016 to hold your child's spot. This money will be applied to the June 2017 tuition, and is refundable if you move before that time & give a 30 day notice.
- A birth certificate and updated immunization record is required at the time of registration, along with the registration fee. Preschool handbooks and required State Licensing forms for your child's file will be available to take home once your child is registered.

COMMUNICATIONS COMMITTEE REPORT

Walnut Country Survey Is Coming Next Month

The first community-wide survey in five years will be coming out next month! The survey will be available online, or if you prefer a paper copy, you will be able to pick one up at the CHOA Business Office. The survey covers things like Walnut Country's demographics, general facility usage, CHOA management, and possible projects to improve our community. All answers will be anonymous and the results of this survey do not mean that the Board of Directors will eliminate or immediately add facilities. Thanks to all who submitted ideas for the survey.

Communications Committee Article

Communications Committee work continued this month as we narrowed our list of companies to design a new WalnutCountry.com site down to three and are awaiting their final bids for the work. The Committee will then review the bids and make a recommendation to the Board of Directors for approval. Also, the Committee has been developing content for the first community-wide survey in five years, to be launched in January.

Rich Ellenson - Communications Committee Chairperson

Tennis Anyone?

Hear at the Crossings we are blessed with 8 tennis courts in excellent condition. We also host 4 USTA tennis teams that compete with other nearby clubs, and these teams are always looking for new players. You don't have to be a great player. In fact, there are different levels of play within the teams that can accommodate just about any age and skill level. For more information, please contact Tennis Pro Thor Schreck at 925-324-0285

Walnut Country Signal

* SENIORS' HOLIDAY POTLUCK SOIREE *

Another year come and gone and so much food consumed. Do any of you still have room for an end of the year feast on December 9th ? If so, time to break out your finest recipe and share in the holiday spirit with your Walnut country friends and family. Please join this festive group of seniors and eat your way into the new year. And don't forget to contact the person that makes it all happen, Caroline Jackson, by December 2nd for your food assignment. 925-687-7052.

HAPPY HOLIDAYS TO ONE AND ALL!



FRIDAY NIGHT BINGO

We tried to organize this once before, but unfortunately we did not gather enough community interest. So let's try it again, shall we?

All it will take to get this fun event off the ground is a minimum of 25 people. Those of you who are interested in getting together for a Friday Bingo Night at the clubhouse let us know. This can be a one-time event, or we can make it as often as you like. You want it, we'll do it!

E-mail: recdirector@walnutcountry.com. or call the clubhouse at 925-825-0250 if you are interested. Please leave your name, a contact number and/or an e-mail address.



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WANT TO RENT THE CLUBHOUSE?

Rental rate is \$350 for the lounge area (up to 8 hours). Game room is an additional \$50 and use of the fully equipped downstairs kitchen is an additional \$75.

Conditions apply including:

- Serving alcohol requires paying for security AND a one day "Host Liquor Liability" certificate.
- Proof of homeowners insurance.
- Certificate of Insurance (COI) is required.

To reserve a date you must put down a \$500 security/cleaning deposit.

All fees and paperwork are due at least two weeks prior to your event.

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

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

The Signal

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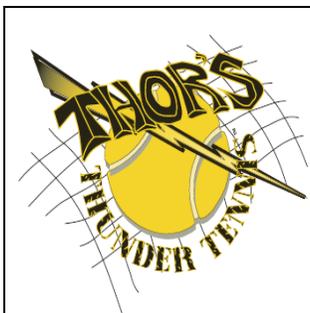
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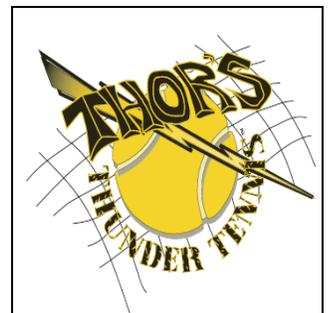
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