

THE CROSSINGS
The Signal

SEPTEMBER 2017

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CERT NEWS
(see page 4)

~ COMING SOON ~
CHOA HAUNTED HOUSE
October 27th & 28th

**Landscape Committee –
Next Phase of South Slope**
(see page 6)

Architectural Committee Reminder

Please remember that you MUST get prior approval before making any changes to your property that can be seen from the street or Common areas. This includes paint, driveway, fence, landscape, etc. This may at times seem onerous, but it is for the good of the entire community. The Architectural Committee is made up of Homeowners like yourself, who take the time to study applications at their monthly meetings on third Thursdays, check the proposed changes against the existing Rules of the community, and either approve, give reasons for not approving or ask for more clarification.

And BTW, the Architecture Committee needs 2 more members. If you are interested, please contact the Business Office, or come to the next meeting on Thursday, September 21 at 6:30pm.

Thank You Mark Weinmann!

Although, thankfully, Mark Weinmann will continue on as a member of the Board, he will be stepping down as President. Mark has been President for the past 8 years and under his leadership the Board has grown to be the professional organization it is today. Thank you Mark!

2017 ANNUAL MEETING SEPTEMBER 28th

The 2017 Annual Meeting is scheduled for Thursday, September 28 at 7pm. *But because no election ballots were mailed, there will be no quorum and the meeting will not be called to order.* No ballots were mailed because this Board election is uncontested, meaning that there were fewer candidates than open seats. But please do join us anyway, because the monthly Board meeting will take place immediately after. Attending the meeting will be a great way to see how the Board operates and how they spend your money. And a great way to see if you would like to consider filling one of the two empty seats on the Board.

THANK YOU TIM WRIGHT and MARC BUCHANAN!

Tim Wright and Marc Buchanan will be retiring from the Board on September 28. Marc has served for 6 years and Tim for at least 10. Tim was the treasurer and has also been a member of the Architectural Committee for 20 years or more - no one is really sure just how many. Marc has been Board Vice-President, chair of the Landscaping Committee last year and chair of the Architectural Committee this year. Both gentlemen gave generously of their time and considerable talents for the betterment of their community and will be sorely missed. Thank you Tim and Marc!

THE CROSSINGS FALL BARBECUE

This annual event is going on its 5th year and has been growing by leaps and bounds since its inception! Mark your calendars for September 16th. Festivities start at 11:30am and will wind down by 3pm. Back Forty will be supplying their fantastic BBQ as well as yummy vegetarian options. In addition, there will be scintillating entertainment, a dunk tank, two bouncy houses and lots of games to partake in if you wish.

To RSVP please go to the following Evite link:
<http://evite.me/BZ6jSKmxx2>



Treasurer's Report (Year To Date)

BALANCE SHEET as of July 31, 2017

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Current Assets

Cash Operating Acct.	\$535,950
Cash Reserve Acct.	2,350,088
Receivables	(5,316)
Prepaid Expenses	20,821
TOTAL CURRENT ASSETS	\$2,901,543

Current Liabilities & Capital

Liabilities	\$118,080
Reserves	2,338,872
Owner's Equity	329,466
Income	115,125
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,901,543

Year-To-Date BUDGET REPORT

	<u>Actual</u>	<u>Budget</u>	<u>Actual Over (or under) Budget</u>
Total Revenues	\$894,419	\$923,761	\$(29,342)
Operating Expenses			
Payroll/Benefits/Taxes	\$70,264	\$102,911	\$(32,647)
Management Expenses	108,507	108,409	98
Office Equip/Supplies	15,681	15,925	(244)
Professional Services	7,720	12,362	(4,642)
Facilities Repair/Maint.	149,834	154,329	(4,495)
Recreation	11,970	13,993	(2,023)
Utilities	92,313	105,125	(12,812)
Security Expenses	24,294	28,518	(4,224)
Insurance	32,746	37,336	(4,620)
Tax & Licenses	8,909	7,343	1,566
Capital Acquisitions	2,680	24,766	(22,086)
Reserve Expenses	172,410	172,410	0
Miscellaneous Expense	202	0	202
WCST Expenses	81,763	110,479	(28,716)
Total Operating Expense	\$779,293	\$893,936	\$(114,643)
Net Income	\$115,126	\$29,825	\$85,301



Pat Magee, General Manager

The Crossings Business Office
925- 687-9961
Businessoffice@Walnutcountry.com**President's Corner - September 2017**

It's with some sadness that I say "farewell" as your HOA President and to this column. After 5 years serving as your president of CHOA, I'll be handing over the reins to another member of the Board in September. I'm not leaving our Board of Directors, but do want to pass on the leadership so the HOA can benefit from another's experience as I hope it has from mine.

I want to thank those of you who recently joined us at our Town Hall on August 20th. While it wasn't the turnout we were hoping for, I am always gratified to see those who take an interest and come out to spend time with the Board to learn about what's going on. The Board members passed on information regarding our recent survey, our budget and reserve status (our dues are staying at their current \$97/month), safety and security and our new architectural software that will make the inspection and violation process much more efficient. We were also very honored to have Tim McGallian, Concord City Councilmember, join us for questions and answers from our city's perspective. Issues with our schools, crime and traffic on our own streets were discussed.

As Summer comes to a close in the Crossings, we celebrate with our Fall/Back to School BBQ Celebration on Saturday, September 16th from 12 to 3 p.m. Please see the article in this edition of the Signal for the details. The Activities Committee has been preparing and planning for this event and we hope to see many of our homeowners and their families there but we do NEED volunteers to help!

As was also discussed at our Town Hall, we will have NO election for Board of Directors this year. This is due to the fact that we had only two candidates for four open positions. As a result, we do not need to hold the election but declare those candidates elected "by acclamation". This is both good and bad. Good, in that we will save both time and money that would have been required to hold the election. Bad, in that we still have two openings on our Board. As I stated in last month's President's Corner, this is frustrating and disappointing. We need homeowners (we have over 1,062 of them!) to step up and help. It's not a large commitment and is very important to the operating of the HOA.

As I finish my last President's Corner, I want to pass on that it has been both a privilege and honor to serve as your President. While there were issues and incidents to deal with, I remember most the people I met and who worked with me to make this association a great place to live. My special thanks to ALL of the Board members who served with me as your President. I could NOT have accomplished (and we have accomplished so much) without your help and dedication. Also, my biggest thanks to Pat, our General Manager who has made a huge difference for us and Andy and all of our staff who serve the association. Thank you!

Please join us on September 28th for our Annual CHOA Homeowners Meeting followed by our regular Board meeting where officers, including your new President, will be selected.

Farewell. My best wishes to all. And, please work with me to support our new President!

Mark Weinmann, President

GSG PROTECTIVE SECURITY - (855) 371-5300 - Security for Common Area

Video Surveillance Recording Policy

Cowell HOA has a video surveillance system at the four entrances to the Clubhouse and at the main and side pools.

The video is not monitored and is only used as a deterrence to crime and as an aid in the investigation of a crime.

All video surveillance cameras are capable of being recorded continuously by a digital video recording system. Recorded video is used exclusively for the investigation of crimes and not for other purposes. The Board of Directors is responsible for the management of the video surveillance system and has exclusive control of the release of video recordings produced by this system.

Recorded video is the property of the association, and is not made directly available to residents or homeowners without a subpoena. In the event that a crime occurs, residents should report the incident to the police. If the police believe that recorded video from HOA's cameras would assist in the investigation of the crime, a permanent video clip of the incident will be produced and made available to the police officer who is investigating the case.

Please remember that residents and guests are responsible for their own security. You should never assume that anyone is monitoring the cameras or would be able to provide assistance.

WHAT TO DO FOR YOUR PET IN THE EVENT OF A DISASTER?

Have you thought about what special needs your pet might have and how you could reduce stress on your pet? We will offer suggestions on what to do and how to prepare your pet for a disaster. A FREE session on "Emergency Pet Preparedness" will be given on October 7th from 1:00 pm to 3pm by Carmen Estrada.

Carmen Estrada is a member of Concord CERT (Community Emergency Response Team) and CART (Contra Costa County Animal Response Team). She will demonstrate and explain what you need on hand before an emergency arises along with what to do for animals during and after an emergency.

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 925-687-9961 or email

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
CC Animal Services Dept.	925-335-8300

Tip to Improve your Exterior House Lighting During the Night Time

Daylight Savings Time ends on Sunday, November 5th. Here is something you can do to supplement the poor street lighting provided by the City.

Utilize your existing driveway and front porch wall-mounted light fixtures to automatically turn on in the evening and off in the morning. This will cost very little to purchase and to operate all night.

A dusk-to-dawn lighting control device (available at hardware stores) screws into the light fixture socket in place of the existing bulb. Then install an 8 to 10 watt LED bulb into the dusk-to-dawn control device.

Make sure you have the clearance in the fixture for both the dusk-to-dawn control device and the LED bulb. This can give the appearance that someone is home, or at the very least have the lights on for you when you arrive home at night.

WALNUT COUNTRY BOOK CLUB

For more information about the Walnut Country Book Club go to: info@berkshire-books.com or call the Clubhouse at 925-825-0250.

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

Sept 19: "Major Pettigrew's Last Stand" by Helen Simonson

Next meeting: Tuesday, September 19th @ 6:30pm in the Clubhouse



SUMMER AND FALL

Today it still is summer,
Tomorrow will be fall.
I see the purple asters,
I hear the autumn's call.

I feel the warm sun shining
As a balmy south wind blows;
I see more flowers blooming,
And I see the grass still grows;

The goldenrod is waving,
The bees are in the clover.
I hear a distant honking—
The geese are flying over.

The maple leaves are golden;
The pumpkins, round and yellow.
The apple cheeks are rosy,
The pears are getting mellow.

The nuts are growing rounder,
The cornstalks, brown and sear.
By twenty lovely tokens
I know that fall is near.

Today it still is summer,
Tomorrow will be fall.
Today I still am barefoot—
Oh, how I love it all!

Nona Keen Duffy

VIEW FROM THE CLUBHOUSE

As summer draws to a close we get closer to the Fall festivities. The Fall/Back To School BBQ has been growing by leaps and bounds. Five years ago we had 100 guests in attendance. This year we are expecting approximately 350 people packing the greenbelt. Every year the BOD and the Activities Committee try to make it something special and unexpected. The 2017 incarnation will be nothing short of magical. I am not going to give anything away, but suffice to say, don't miss out.

Following close on the heels of the BBQ comes the ever present, ever scary Crossings Haunted House. Your vampire in residence and plain old scary guy, Stephen Sulyma once again will be at the reins guiding you through the horrors of life at the Crossings. Plans are in the works along with what you will need to do to gain entry to the Club (haunted) house... if you dare.

Thinking about coming to the clubhouse to use the gym equipment or game room? Please remember to check in with the clubhouse staff first. Policy is you must have your ID badge and guest badges and leave them on the front desk. When you are finished you return to the office (with whatever you have borrowed) and pick up your badge. Thank you.



Viszlát ("Until Next Time" in Hungarian)

Andy Steinberg
Clubhouse Supervisor



WE'RE IMPRESSED

4417 BLACK WALNUT COURT

Great job everyone and thank you for helping make the Crossings a beautiful place to live!

Recreation, Preschool & Communications News

[WALNUT COUNTRY PRESCHOOL](#)

We are excited to kick off another year of learning and fun with our new and returning students at Walnut Country Preschool. We are pleased to report that both of our classes this year are fully enrolled! To join the waitlist or inquire about possible openings as the year settles in, please contact the preschool.

September will be an exciting month for the children getting acquainted with their school routines and friends. We will have our annual Coffee Social for parents on the first day of school and our Back to School Fiesta Night for the whole family on September 29th!

You may contact the preschool at (925) 798-9686 or at wcpreschool@astound.net for further information.

[CONGRATULATIONS ARE IN ORDER](#)

Our Walnut Country Men's 18 Years and Over 4.5 (Rating) Tennis Team won the Local Diablo North USTA (Nor Cal) Team Tennis League and then came in 4th in the District Championships. It was a great year for Team Captain Al Sisneros and his squad!

[LANDSCAPE COMMITTEE - NEXT PHASE OF THE SOUTH SLOPE PROJECT](#)

In the August Board of Directors meeting, the Board approved the next phase of improvements to the South Slope. The upcoming project is a continuation of the work that began based on a plan (the "South Slope Plan") developed by a professional landscape designer commissioned by the board in 2013. Initial work in key areas with high visibility were completed in 2015. This budget year's work will occur on the South Slope slightly south of the East Entrance work that was completed in 2015 and continue along South Larwin to River Ash Court.

This phase of the South Slope Plan will enhance the existing park-like woodland buffer along Ayers and Ygnacio Valley by additional forestation to provide a better visual screen between South Larwin and Ygnacio Valley. The Plan provides:

- Reduction of turf along the top of the slope which will provide greater water conservation,
- Installation of more efficient irrigation infrastructure to provide focused watering to reduce waste,
- Elimination of unhealthy and ill-placed trees and shrubs to provide a healthier growing environment for newly planted bushes and trees.

The overarching Plan provides new or existing tree and dense shrub species to provide infills to existing bare areas with the goal of a better visual barrier and exhaust screen at the top of the slope to complement the existing natural drift and flow of the current landscape.

This Plan will ensure we continue to maintain and reinvest in our community so our next generation of homeowners have a healthy, long lasting, appealing South Slope.



Walnut Country Signal

SENIORS' POTLUCK DINNER

"FALL HARVEST"

For man, Fall is a time of harvest,
of gathering together.

(Quote by Edwin Way Teale)

The hot summer break is over, and the potluck group is resuming its dinners on the second Wednesday of the month.

The next potluck will be held on Wednesday, September 13th, 5:30 p.m., in the Crossings Clubhouse.

If you would like to attend as a first-time guest, please call Ken Cellini, Leader (925/ 798-7839), before September 5th to reserve your seating, and to get a food assignment.

New members are always welcome!

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DOG PARK NEWS

Anyone in the Crossings with a dog knows how fortunate we are to have one of the nicest dog parks in the County - a place where man's and woman's best friend can cavort free of the leash. But with freedom comes responsibility. Please be very sure that your dog is adequately socialized with other dogs before letting her run free. If not, you need to keep him on a leash. Recently a couple of dogs have been attacked by inadequately socialized dogs, leading to terror, injuries and vet bills. Please be mindful of your dog at all times while in our beautiful dog park.

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 hiring and paying for a security officer.
- Certificate of Insurance (COI) is required.
- If you book a party you MUST be present during the entire party.
- The resident who books the party is responsible for what takes place during the entire event.

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.

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

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