

The Signal

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HIRING LIFEGUARDS!
 (see page 5)

COMMUNITY GARAGE SALE!
 (see page 4)

ARCHITECTURE COMMITTEE
 (see page 4)

EAST POOL GRAND OPENING!

After several months of construction, the East pool project is coming along swimmingly and despite the wet weather, is still set to open on Memorial Day weekend, Saturday, May 26th. The Board and Management would like to help celebrate the grand re-opening with a complimentary BBQ next to the pool. Board Members will be there cooking up hamburgers and hot dogs and providing drinks for all residents who attend. Remember to bring your ID badges and your new key fob as those are both required to use any of the pools.

MORE POOL NEWS!

Along with the newly renovated East pool, the West Pool is also set to open up on Memorial Day Weekend, Saturday May 26th. Neither of the side pools will have a stationary lifeguard and will work like they did last year, with the head lifeguard checking in periodically and residents using the sign in binder located just on the inside of the main door.

Currently the Walnut Country Swim Team has exclusive access to the Main pool from 3-8PM Monday through Fridays for their preseason practice. This means that during those times the main pool is closed off to residents. They will keep on the afternoon schedule until June 11th. On that Monday they will switch over to early morning practices from 7AM until noon, allowing residents to access the pool during the hotter hours of the day.

Changing of the Guard

Dear Crossings Residents,

My first day on the job as your General Manager was December 15, 2014. I have really enjoyed working here and getting to know so many of you, and I will be retiring at the end of May.

Prior to coming here I was a "portfolio" HOA Manager, managing as many as 11 Associations at a time - very common in the industry. And so I have worked with 20 -30 different Boards of Directors over the years and I can say without equivocation that your current Board - Barry, Rich, Donna, Mark, Todd and Mitch is the hardest working and most professional that I have had the pleasure to serve. Without the tremendous support from the Board and staff, this job would not be doable. Recently retired Clubhouse Manager Andy Steinberg was my sidekick for 3 years. His replacement, Stephen Sulyma, is proving to be energetic, enthusiastic, proactive, full of ideas and so much more comfortable with technology than either Andy or me. Ah, youth. And the rest of the staff - Justin, Nathan, Jeff and Olivia in the Clubhouse, Christy who helps in the office, Swim Team staff, Lifeguards and Bill, our custodian. Did you know that Bill has been with us for 26 years? Steady as a rock! Then there are the Golden Girls at the Preschool - Linda and Julie. And all of the hard-working Committee members on the Swim Team, Landscape, Architectural, Safety & Security, Activities, Rules, Facilities - Thank you all! I'll miss you when I leave.

My replacement, Rhiannon Harris-Truesdell is eager to start. She has the same positive attributes as Stephen, a wealth of experience and glowing recommendations. She arrives on May 14 and we'll have two weeks to work together toward a smooth transition, and a formal introduction for her in the June Signal. Please do join me for the grand re-opening of the East pool (it'll be gorgeous!) on May 26. I am retiring to a life of leisure - no concrete plans other than traveling, backpacking and afternoon naps. - and I'm sure I will think of the Crossings often. It truly is a great place. Thank you for the opportunity you gave me to serve!

Pat Magee



Treasurer's Report (Year To Date)

BALANCE SHEET as of January 31, 2018

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FOR MORE DETAILS!



Current Assets

Cash Operating Acct.	\$548,438
Cash Reserve Acct.	\$2,194,711
Receivables	(\$6,699)
Prepaid Expenses	\$40,399
TOTAL CURRENT ASSETS	\$2,763,790

Current Liabilities & Capital

Liabilities	\$108,825
Reserves	\$2,166,712
Owner's Equity	\$405,541
Income	\$82,713
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,763,790

Year-To-Date BUDGET REPORT

	<u>Actual</u>	<u>Budget</u>	<u>Actual Over (or under) Budget</u>
Total Revenues	\$382,868	\$371,259	\$(11,609)
Operating Expenses			
Payroll/Benefits/Taxes	\$30,306	\$35,499	\$(5,193)
Management Expenses	46,749	48,249	(1,500)
Office Equip/Supplies	4,026	7,149	(3,123)
Professional Services	3,465	5,274	(1,809)
Facilities Repair/Maint.	60,194	66,045	(5,851)
Insurance	13,637	15,633	(1,996)
Security Expenses	8,605	12,099	(3,494)
Tax & Licenses	8,821	3,222	5,599
Utilities	18,267	30,247	(11,980)
Recreation	7,090	7,746	656
Miscellaneous Expense	115	597	(482)
Capital Acquisitions	9,300	9,999	(699)
WCST Expenses	13,845	36,252	(22,407)
Reserve Expenses	75,738	75,738	0
Total Operating Expense	300,158	353,749	(53,591)
Net Income	\$82,710	\$17,510	\$(65,200)

President's Corner – May 2018

Fellow Residents,

Saying goodbye is hard to do. After 3 ½ years, our fantastic General Manager Pat Magee has decided to retire and hang up his fob! Anybody that has had the good fortune to interact with Pat quickly found out about his passion and energy for running an association and the day to day responsibilities. During Pat's time with us he became very instrumental and hands on in virtually every area of our community. Pat has proven to be a steady, reliable, and very competent manager that helped guide the board and committees to exceed in their roles. While it's sad to see him leave, we know that he will be happy in retirement doing what he loves most, and for that we too should be happy for him!

It is also with great pleasure that our new General Manager Rhiannon Harris will be starting May 14th. Rhiannon made it through a rigorous recruiting effort by the board and came out on top. Rhiannon will have the opportunity to work with Pat for three weeks to insure a smooth seamless transition into her new role as Cowell HOA General Manager.

Upcoming events –

Just around the corner is the 8th annual CHOA wine tasting event on May 20th. We are almost at capacity for this event so hurry up and register. The grand re-opening of the east pool is scheduled for May 26th pending any last minutes weather issues. Keep an eye out for more details coming shortly. On June 10th from 2:00 pm – 3:30 pm in the clubhouse, the Safety & Security Advisory Committee will present the second quarter seminar that will be focused on earthquake preparedness. There is sure to be great information on what to do in the event of a catastrophic earthquake in our area.

Get your key fob yet? As we get closer to pool season, we expect a rush to get key fobs when the pools open. You can avoid the lines by picking up your fob in the clubhouse during regular hours.

Lastly, our association still has openings on the Architecture, Safety & Security committees. These are monthly meetings that need your input. No experience is needed other than a desire to contribute to making this community a great place to live, so please consider volunteering your time.

Next HOA board meeting is May 24th.
See you then!

Barry Collins, President

***** SAFETY & SECURITY ADVISORY COMMITTEE *****

TIPS FOR PROPER HAZARDOUS CHEMICAL STORAGE AND DISPOSAL

Take a quick check in your garage, or shed, and you'll likely find an assortment of chemicals, solvents, paints, pool chemicals, automotive products, pesticides, cleaners and many other common household items that we seem to collect over time. The key question; are they stored properly, out of reach of children, and in the proper containers?

A general rule, chemicals should be always stored in their original container. If you are moving chemicals like paint or solvents, always be sure to read the label and store according to the manufacturer's instructions, and label correctly. Location is also important, as many times chemicals are stored in a garage where the water heater is often located. Many chemicals are highly flammable and must be kept a safe distance from a flame (pilot light). When possible, store out of reach of children or invest in an approved locking chemical storage cabinet. Children and pets are often the casualty of improper storage. Proper safety practice can prevent accidental poisoning.

Disposal of old chemicals? Did you know.....?

Contra Costa County has a free **Household Hazardous Waste Collection Facility** located in Martinez. The facility is open to residents of Contra Costa County Central with proof of residency. This free service is easy to use, simply load your vehicle and drive to the location and they will unload everything for you.

Central Contra Costa Household Hazardous Waste Collection Facility
4797 Imhoff Place, Martinez
Hours: Monday – Saturday 9:00 am – 4:00 pm

For more information and a list of accepted materials please visit their website www.centrialsan.org

CORSSINGS ANNUAL GARAGE SALE

DATE: Saturday May 5th

7:00 AM - 2:00 PM

Contact: Don@bennettbetter.com to register

Sponsored by Nancy Bennett

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 businessoffice@walnutcountry.com.

IMPORTANT TELEPHONE NUMBERS

POLICE (Non Emergency)	925-671-3200
First Security	877-900-1110
CHOA Business Office	925-687-9961
Clubhouse Office	925-825-0250
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
PGE- Electrical Outage	800-743-5002
PGE- Gas	800-743-5000
Concord Code Enforcement	925-671-3075

THE ARCHITECTURE COMMITTEE IS WATCHING

Part of living in a homeowner association means that you need to abide by certain rules about the upkeep of the outside of your home. This is for the benefit of all. These rules are enforced by the Board following inspections by the 8 volunteer homeowners who make up the architecture committee. Every month they check all 1,062 homes, ensuring that they meet the Community's high standards, before meeting to review their inspections and approve or deny architectural applications.

Each month close to 100 letters are mailed. The most common problems are unkempt lawns, unregistered or inoperable vehicles, and fading/peeling house paint. If you do find yourself on the receiving end of a "courtesy" letter, and you're not sure why, give the business office a call and someone will be available to explain it to you.

Stephen Sulyma, Recreation Director

Clubhouse Office
925-825-0250
recdirector@walnutcountry.com

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...

- May 15: "Artemis"
by Andy Weir
- June 19: "The Killer Artist"
by Daniel Silva

ALL ARE WELCOME TO JOIN US IN THE CLUBHOUSE @ 6:30PM

NEW EVENT

CHOA proudly presents:
Concert on the Belt
Featuring: Crosstown 5

Saturday June 30th
Stay tuned for more details!



*** WE'RE IMPRESSED ***

- 4401 Canoe Birch
- 4496 Sweet Shrub
- 4483 Hock Maple

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

Thank you

VIEW FROM THE CLUBHOUSE.

Hi diddly ho neighborinos,

As some of you might know, I am the new Andy, but did you know I'm much more than that? I am also the new Daniella, as, in addition to the Clubhouse, I am also the new Pool Manager. So if there's any questions about the pools you have, I'm the person to ask. As well, with the retiring of our manager Pat Magee, my responsibilities have been expanded so I can assist our new property manager Rhiannon Harris-Truesdell, so just call me Steph-and-iell-at.

With the unseasonably chilly spring starts to fade and the summer creeping in, we are preparing for the incoming rush of residents to our facilities. The pools are all being prepped or maintained for a Memorial Day weekend opening, and the Clubhouse is always open and welcoming. One thing that's unique to the Clubhouse during the summer, is that our building is rented out more frequently on the weekends for private events. One thing I'm doing differently as the Clubhouse manager is to keep our website calendar up to date with all of our rentals. Now you can go to our website, and under the "Community News/Events" tab there is a link to the Clubhouse Calendar which shows when the building is being used for a party rental or other event.

Later days,

Stephen Sulyma
Clubhouse Supervisor



Walnut Country T-Ball League

Registration begins May 1st!
Season begins June 11th!
Call or e-mail the clubhouse office for more Information!
925-825-0250
recdirector@walnutcountry.com



Recreation, Preschool & Communications News

WALNUT COUNTRY PRESCHOOL

We can hardly believe we are entering into our last month at Walnut Country Preschool! We have had a great year!! We have lots of fun things planned for our preschoolers this month including our annual Ice Cream Social and our end of the year carnival in June!

Our final **Dine & Donate** event is Thursday, **May 24th**, at Skipolini's in Clayton from 4pm-closing. We hope you and your family can join us! Thank you for your support!

WALNUT COUNTRY SWIM TEAM REGISTRATION

www.wcstingrays.com

PRESEASON HAS BEGUN!

Mail or drop off registration materials at the
CHOA Business office - 4498 Lawson Ct Concord

Any questions, please contact WCST Secretary, Michelle Ulicki -
wcstsecretary@walnutcountry.com



CHOA NEEDS LIFEGUARDS FOR THE 2018 SUMMER SEASON

With the summer rapidly approaching, the Cowell Homeowners Association is looking for lifeguards to work the 2018 summer swim season. We pay competitively, and are looking to offer potential employees 2-3 shifts per week. Applicants must meet the following three requirements:

- 1) Be 16 years of age or older.
- 2) Be able to swim 300m continuously.
- 3) Must be currently Lifeguard Certified or will have completed a certification by May 31st.

If you or someone you know is looking to apply, please pick up an application at the Crossings Clubhouse. All applications are due by May 15th. For any questions please Call (925) 825 - 0250 and ask to talk to Stephen.

Camstock Signal Rep Needed!

The Signal is hand delivered to each and every house in the crossings by residents just like you. We are looking for a new block rep to deliver the newsletter for the houses on Camstock court. If you live on or near Camstock court (the eastern most street on the south side) and would like to volunteer to deliver the signals, please call (925) 825-0250 or email recdirector@walnutcountry.com

Walnut Country Signal

SENIORS' POTLUCK DINNER

"Summer Time" is the theme of the Wednesday, June 13th potluck.

Meet at 5:30 p.m. in the Clubhouse for dinner.
(The group meets the second Wednesday of the month.)

If you would like to attend as a first-time guest, please call Ken Cellini (925/ 798-7839). Call before 6/6/18 to reserve your seating and to get a food assignment.

New members are always welcome!

Next Potluck: Wednesday, September 12th.
(Summer break July & August.)

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**.

Have a special occasion fast approaching? Call us... operators are standing by!

INTERESTED IN SOME CHOA GEAR?

We just replenished the Walnut Country/The Crossings logo tee shirt and baseball hat inventory! They can be purchased at the Clubhouse office between the hours of 12–8pm Monday through Saturday and 12–6pm on Sundays.

Prices are as follows:

Cotton T-Shirts: Adult sizes small to XXL - \$20
Cotton T-shirts: Youth sizes small to XL - \$15



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Home Organization

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The Signal Singular

May 2018

Points of Contact

Security

Emergency Help 911
First Security Services 877.900.1110
Police (non-emergency) 925.671.3200

CHOA Facilities

Business Office 925.687.9961
Pat Magee: Businessoffice@walnutcountry.com
Clubhouse 925.825.0250
Stephen Sulyma: recdirector@walnutcountry.com
Collins Management 510.262.1795

CHOA Website: WalnutCountry.com

Clubhouse and Greenbelt Events

(for more information, contact the Clubhouse)

Community Garage Sale	Saturday, May 5	7 am - 2 pm
8th Annual Wine Tasting	Sunday, May 20	3 - 6 pm (see our website or visit the Clubhouse to RSVP)
Concert on the Belt	Saturday June 30	6 pm - 8pm

Weekly Clubhouse Activities

(for more information, contact the Clubhouse)

Hula and Tahitian Dance	Wednesdays	5 - 8 pm	1st Class Free
Come and play Bridge!	Thursdays	12:30 - 3 pm	
Practice Tai-Chi	Thursdays	6 - 7:30 pm	



CHOA Official Business

(meetings take place in the Business Office unless otherwise noted)



Landscape Committee Meeting	No May Meeting	
WCST Committee Meeting	Tuesday, May 8	7 pm
Safety and Security Meeting	Tuesday, May 15	6:30 pm
Architecture Committee Meeting	Thursday, May 17	6 pm
CHOA Board of Directors Meeting	Thursday, May 24	7 pm
