

THE CROSSINGS
The Signal

OCTOBER 2018

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www.walnutcountry.com

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HAUNTED CLUBHOUSE

The Haunted Clubhouse is back again for another year of shills and thrills. This year's event will take place on **Friday and Saturday, October 26th and 27th**. We do two different versions of the haunt; a lights on fun version for young children, from **6:00PM to 7:00PM** and the lights off scary show, from **8:00PM to 10:00PM**. (We will stop letting people get in line at 10:00PM but everyone already in line will get to go through.) All residents will receive 5 free tickets which can be picked up in the Clubhouse in the weeks leading up to the event. Additional tickets can be purchased either at the Clubhouse or at the door for \$5 each. Please note that the last day to pick up your free tickets is **Sunday, October 21st**. We will also need volunteers to help setup, tear down and participate in the haunt itself. We will have two volunteer meetings (You only need to attend one) on **Monday, October 1st and 8th at 6:00PM** (We have moved the Friday meeting due to a scheduling conflict) where we will go into further details about what volunteering entails. All volunteers must be at least 10 years old. If you cannot make either meeting and want to volunteer, please contact the Clubhouse so we can add you to the volunteer list.



BOARD OF DIRECTORS ELECTION RESULTS

The results of this year's Board of directors elections are in. We did receive enough votes this year for a quorum and the results of the elections are as follows:

Donna Glover	302 Votes
Todd Peterson	250 Votes
Mark Weinmann	245 Votes
Marc Buchanan	208 Votes
Dave Stelter	187 Votes

Each of the five nominees were seated at the Thursday September 27th board meeting, with Donna, Todd and Mark appointed to a two-year term, and Marc and Dave appointed to a one-year term. Along with that, the proposed IRS resolution passed with a vote of 297 to 24. After the Annual election meeting, the following directors were appointed to serve as officers:

President	Mark Weinmann
Vice President	Todd Peterson
Secretary	Rich Ellenson
Treasurer	Donna Glover

In addition to officer positions, the following board members were appointed to chair these committees:

Landscape	Todd Peterson
Safety & Security	Barry Collins
Architectural	Dave Stelter
Activities	Donna Glover
Communications	Rich Ellenson

Thank you to all the homeowners that voted in this years election.



Treasurer's Report (Year To Date)

BALANCE SHEET as of August 31, 2018

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Current Assets

Cash Operating Acct.	\$511,542
Cash Reserve Acct.	\$2,136,012
Receivables	(\$9,216)
Prepaid Expenses	\$17,394
TOTAL CURRENT ASSETS	\$2,655,732

Current Liabilities & Capital

Liabilities	\$137,283
Reserves	\$2,078,049
Owner's Equity	\$405,541
Income	\$34,859
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,655,732

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$1,006,520	\$990,024	\$16,496
Operating Expenses			
Payroll/Benefits/Taxes	\$93,118	\$94,664	(\$1,546)
Management Expenses	\$136,462	\$128,664	\$7,798
Office Equip/Supplies	\$18,696	\$19,064	(\$368)
Professional Services	\$13,483	\$14,064	(\$581)
Facilities Repair/Maint.	\$202,744	\$176,120	\$26,624
Insurance	\$35,454	\$41,688	(\$6,234)
Security Expenses	\$23,111	\$32,264	(\$9,153)
Tax & Licenses	\$8,821	\$8,592	\$229
Utilities	\$85,949	\$130,992	(\$45,043)
Recreation	\$27,525	\$20,656	\$6,869
Miscellaneous Expense	\$313	\$1,592	(\$1,279)
Capital Acquisitions	\$13,256	\$26,664	(\$13,408)
WCST Expenses	\$110,759	\$96,672	\$14,087
Reserve Expenses	\$201,968	\$201,968	\$0
Total Operating Expense	\$971,659	\$993,664	(\$22,005)
Net Income	\$34,861	(\$3,640)	\$38,501



President's Corner – July 2018

Fellow Residents,

I'm extremely pleased to be serving as your President once again. At our recent annual meeting, I was humbled to once again be approved by the Board of Directors to serve in this capacity. We also will have a full board of 7 members for the first time in almost a year. I will be serving along side Todd Peterson as Vice President, Donna Glover as Treasurer and Rich Ellenson as Secretary. To round out the board, Barry Collins will continue to serve while Marc Buchanan comes in as a returning member, finally joined by Dave Stelter as our newest member. Please join me in congratulating our new team.

Thanks to all of you who came out and enjoyed our annual **Fall BBQ Celebration on Saturday, September 15th**. We had great attendance at this annual family picnic event, feasting on Texas Back Forty barbecue. We had bounce houses, crafts for the kids and great weather. Special thanks go to Donna Glover for heading up this event and Barry Collins for being the first in the Dunk Tank.

I look forward to the coming year to serve alongside this great board to continue our progress towards improving CHOA's business operations while being transparent in all we do for you, the homeowners of Cowell HOA. We have had a lot of change this past year with a new manager, assistant manager and many successful projects. The CHOA Board of Directors will continue to work with our staff, vendors and, most importantly, our volunteers to make this the best place to live for all.

Please join us on October 25th for our next regular monthly BOD meeting. Until next month...

Mark Weinmann
President Cowell HOA

*** SAFETY & SECURITY ADVISORY COMMITTEE ***

CHOA WILDFIRE SEMINAR

Have **YOU** taken the small yet critical prevention actions to protect your property from wildfires?

When large wildfires occur, often without warning, first responders may not always be able to get to your home in time. There are several proven small steps that you as a homeowner can take to protect your property from wildfires together with ongoing educational opportunities to keep you, your family, and our Crossings community as a whole informed.

Catastrophic wildfires have become the new normal in California, posing a threat to the Crossings and our neighboring communities, as we alarmingly experienced in the close-call wildfire on June 29, 2018.

Your CHOA Board of Directors has been working with its Safety and Security Advisory Committee to take important wildfire prevention actions. This recently included a successful comprehensive wildfire hazard assessment of all landscaping at The Crossings by Contra Costa County Fire Protection District - CCCFPD.

Reserve a space for this event now by going to:
www.walnutcountry.com/RSVP

The next critical prevention step is ensuring that you as a Crossings property owner, and your neighbors, have the knowledge and information so that you can perform the small yet critical prevention actions to protect your home from wildfires. As ‘Smokey Bear’ says about forest fires, the same must be said about wildfires: Only YOU can prevent your home from being destroyed by a wildfire.

It is important that you attend the Wildfire Seminar at the Clubhouse on Sunday, October 14, 2 - 4 PM. You will learn from fire professionals with considerable experience in fighting wildfires where lives and property have been lost, lives and property were saved! They will introduce a FREE ongoing program for you on how property owners and communities can take the small yet critical steps with their property to help prevent wildfire tragedies.

Concord Police Department will also present at the seminar and Terry Shimamoto, owner of NBS Insurance Agency will discuss wildfire insurance. Does your home insurance cover wildfires? Is it enough? Is it up to date?

We are expecting a large turnout for this wildfire seminar, seating at the Clubhouse is limited, so be sure to get there early for a good view.

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
Sgt. Danielle Cruz	925-671-3200

LANDSCAPING IN THE GREENBELT

Recently we have noticed an increase of holes and dug up grass in the greenbelt. While some of these are from gophers that we are in the process of taking care of, other, larger holes have been found on the greenbelt that appear to be dug up with shovels. According to the rulebook: “Residents are not authorized to plant, prune, adjust or remove plantings on the common areas. Requests for landscaping should be directed to the General Manager.” If you have any concerns or recommendations about the landscaping in the common areas, please either contact the Business Office or attend one of the Monthly Landscaping Meetings, which convene on the first Tuesday of each month (No October meeting, next meeting November 6th at 6:30PM).



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...

October 16th: *The Killing Floor* by Lee Child

November 20th: *The Haunting of Hill House* by Shirley Jackson

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

I 
Book Club



• WE'RE IMPRESSED *

4423 Sugarland Ct

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

Thank you

VIEW FROM THE CLUBHOUSE.

Salutations Crossings crew,

With October comes change, new board members, morphing of the Clubhouse into its haunted form, and the changing of recreation staff. Though he was only here for two years, Justin Cellini has decided to step down from the Clubhouse. His last day was on Friday, September 28th and he will be missed by myself and the rest of the Recreation Staff.

With him gone, that leaves one new opening in the Clubhouse for a part time Recreation Assistant. If you or someone you know is interested in the position, please see the article on the next page for more information about the position.

Finally, I'd like to encourage everyone to visit this year's Haunted Clubhouse on **October 26th and 27th**. I've always wanted to put on haunted houses for Halloween ever since I was young, and now I have my third opportunity to step up and put on a great show for everyone. We're always looking for volunteers both young and old, and if you're interested, send me an email at the address at the top of the page for more information.

Scare yah later,

Stephen Sulyma
Clubhouse Supervisor



FRIENDLY REMINDERS

The Main Pool will be closing soon for the season until next spring so make sure to get in any last minute swimming in now. If you have lost any items at the Main Pool, be sure to ask a Clubhouse employee to let you look through the pool's lost and found before it is cleared out.



Recreation, Preschool & Communications News

WALNUT COUNTRY PRESCHOOL NEWS

Fall is in the air! We are so happy to be back at school, and to report that we have fully enrolled classes this school year. Our students are settling into their school routine and are looking forward to learning about the fall season, pumpkins, celebrating Halloween and visiting with the Fall Fairy at the end of the month.

BACK TO SCHOOL BBQ RESULTS

We had a blast at last weekend's Back to School BBQ with more than 450 residents attending and enjoying all the fun, food and festivities. Back Forty provided excellent hamburgers, hot dogs and sides, and the Happy Treats cart gave away more than 1,800 servings of shaved ice, popcorn and cotton candy.

The Walnut Country Stingrays were there to talk about their successful 2018 season. We also brought the dunk tank back for another year and it was a hit! As well, we had several residents compete and win in our first ever BBQ Bake off, which will be back next year with different rules and categories to reflect some of the suggestions we received. If you would like a copy of any of the recipes from this year's bake off, we will have extra copies available at the Clubhouse and Business Office.

Unfortunately, at the end of the BBQ we saw several residents pocketing condiment packets and other items from Back Forty's supplies. While the vast majority of our residents did not partake in this, we have to address this behavior as it is not representative of who we are as Crossings residents. We take pride in the quantity and quality of the complimentary events we throw for our residents, and this kind of behavior is unfair to the vendors we hire to help us put on these events.

CLUBHOUSE STAFF NEEDED

The Walnut Country Clubhouse is looking for one more part time (12 -16 hours per week) Recreation Assistant. Recreation Assistants are expected to:

- Monitor residents using the Clubhouse
- Assist residents with purchasing badges & keys
- Answer the Clubhouse phone and provide information about CHOA facilities & events
- Assist in running different CHOA events
- Light janitorial work, and more

Applicants must be 18 years or older, starting pay \$11/hr. Applications can be picked up at the Clubhouse or on our website www.walnutcountry.com. For more information about the position, please contact Recreation Director Stephen Sulyma at Recdirector@walnutcountry.com or (925) 687 - 9961.

DID YOU KNOW?

If you haven't checked out our website www.Walnutcountry.com recently, you might not be aware of some of the recent upgrades made to it. On there you can find information about business hours of the Clubhouse & Business Office, print architectural applications, download copies of the CC&R's or rules booklet, view the monthly event calendar, or even leave comments and feedback for management to see. We have been working hard to improve the layout and functions of our website to make it easier for residents to find crucial information. Some information and documents require the resident password to gain access to. If you don't know the password, you can request it by either filling out the form online after clicking "Residents log in here" or by emailing Password@walnutcountry.com with your name, address, telephone number and email address. We collect this information to confirm your identity as a resident and will never give out that information to anyone else.

Walnut Country Signal

Senior's Potluck Dinner

It's **OKTOBERFEST** time! Polka music, red cabbage and all the fixin's will combine to make a fun and flavorful night. Join the group on Wednesday, October 10th, at 5:30 p.m., in the Clubhouse.

If you would like to attend as a first-time guest, call Ken Cellini, Leader (925/ 798-7839), before 10/3/18 to reserve your seating and to get a food assignment.

New members are always welcome!

Next Potluck: November 14th

MEMORIAL BENCH ON THE GREENBELT

For more information you can stop in to see Rhiannon Harris or Stephen Sulyma in the Business Office, or you can call us at 925-687-9961. Thank you!



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**

Or Email

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