

THE CROSSINGS

The Signal

SEPTEMBER 2019

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**Animal Noise Ordinance
(Page 3)**

**Updates on Landscaping
(Page 6)**

**Haunted House Info
(Page 6)**

Special Recall Meeting

On September 12th, A special recall petition meeting will occur, during which, the results of the recall ballots will be announced. Ballots will be counted prior to the meeting by an independent third-party inspector of elections. This will take place at the Clubhouse at 7pm.

If you failed to mail your ballot before the September 5th deadline, you can still hand in your ballot to the inspector of elections directly at the September 12th meeting.

Annual Election

The annual Board of Directors election is coming up next month, with ballots already in the mail. The candidates for this years Board of Directors election are:

Edward Baluta
Brian Beckon
Marc Buchanan (Incumbent)
Salinda Cardoza
Rebecca D'Lima
Mark Weinmann (Incumbent)

Each household receives four votes, and may cast one vote per candidate. Write-in candidates are not allowed. Homeowners will receive a voting package by mail that will include the candidate bios, instructions for voting and a prepaid envelope to place your secret ballot in and mail to the third party inspector of elections, California Association of Homeowner Associations. Ballots for the general election have been mailed out and they must be received by the third party inspector by September 26th.

Please do not drop off election ballots at the Business Office, we are not the inspector of elections for the annual and recall elections, any election ballots dropped off at the Business Office may not be counted in these elections!

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 25th and 26th**. 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 20th.



Pools to Remain Open

At the August Board Meeting, the Board of Directors voted to **keep all three of the pools open throughout September**. The Board will reconvene at their meeting on **September 26th**, and will determine when the pools will close for the fall/winter season. We will be sure to keep you all updated on the closure of the pools when it is determined by the Board of Directors.

Treasurer's Report (Year To Date)

BALANCE SHEET as of July 31, 2019

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dcertified.netCurrent Assets

Cash Operating Acct.	\$449,025
Cash Reserve Acct.	\$2,204,221
Receivables	\$4,604
Prepaid Expenses	\$33,505
TOTAL CURRENT AS- SETS	\$2,691,345

Current Liabilities & Capital

Liabilities	\$140,887
Reserves	\$2,196,510
Owner's Equity	\$367,755
Income	\$13,813
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,691,355

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$851,892	\$869,757	(\$17,865)
Operating Expenses			
Payroll/Benefits/Taxes	\$78,632	\$79,331	(\$699)
Management Expenses	\$116,411	\$115,997	\$414
Office Equip/Supplies	\$23,646	\$17,262	\$6,384
Professional Services	\$55,731	\$13,237	\$42,494
Facilities Repair/Maint.	\$181,720	\$158,858	\$22,862
Insurance	\$32,503	\$34,524	(\$2,021)
Security Expenses	\$17,081	\$22,281	(\$5,200)
Tax & Licenses	\$14,944	\$7,518	\$7,426
Utilities	\$77,658	\$98,581	(\$20,923)
Recreation	\$15,650	\$23,800	(\$8,150)
Miscellaneous Expense	\$398	\$2,331	(\$1,933)
Capital Acquisitions	\$0	\$27,440	(\$27,440)
WCST Expenses	\$71,192	\$87,437	(\$16,245)
Reserve Expenses	\$181,139	\$181,139	\$0
Total Operating Expense	\$865,705	\$869,736	(\$3,031)
Net Income	(\$13,813)	\$21	(\$14,834)



President's Corner – September 2019

Fellow Homeowners,

It has been my honor and privilege to serve as a Board member for the Cowell HOA for almost 11 years and, more importantly, as your President, for the majority of those. During that time, from my involvement with the Smokestack demolition to where we stand today, I, with the Boards I have served on, have made many contributions that have benefited all in the Association. While part of me wants to remind you all of those contributions, I don't think this is the time to do so.

Rather, I'd like to talk about the future of our Association. At this point in time, history has likely been written but we are as yet unaware of the what the results will be regarding the Board. However those results turn out, I do have many hopes for the future.

- I hope that our new Board of Directors works to understand and train for their new role. Cowell HOA is large and complex for an HOA. In many respects, it is a small city. It is not a job where you can make it up as you go. You must understand the role, along with the many resources you must learn to utilize, and rules/laws you must follow.
- I hope that our new Board listens and acts in the best interest of all homeowners, not just a vocal minority. Above all, be fair, be prepared to support your decision as a Board, and take the heat when necessary for the greater good.
- I hope our once great community can put aside differences, reduce the rhetoric and tone of communications and once again stand together despite any disagreements. We are neighbors.

In Cowell HOA presently, we live in very tumultuous times. It is very unfortunate, but I do understand there are homeowners with differing opinions on the things that have transpired over the past several weeks. Everyone is entitled to their opinion. However, I'd advise to not let your opinion be an ongoing division. It is ultimately not who will win or lose, but how we all choose to live both now and once things are settled. I hope we can all agree on that.

Please join us for the annual meeting of the Association on September 26th to both learn of and greet our new Board. I wish all of my fellow homeowners the best both personally and as a community and my biggest hope is that we all will get along better soon.

All Homeowners First, Always.

Mark Weinmann, President

Common Area News

Curbside Pickup Courtesy

It has been brought to our attention that residents have been leaving items out along the sidewalks and curbs for curbside pickup, multiple days in a row. This can be a potential danger as leaving item on the sidewalk, especially along North and South Larwin forces pedestrians into the street increasing the potential of an accident. If you have any items that you are expecting to be picked up, please try to put them out either the day before or the day of pickup. Leaving items out for multiple days is both a potential hazard, and a violation of the CC&R's which could result in a violation being applied to your unit or possible citations from the City of Concord Code Enforcement if they are notified about it.

Back to School/Fall BBQ

We are proud to announce that we have met the volunteer requirements and will be bringing back the Fall BBQ for another year! This years event will take place on **Saturday, September 7th**, from **11pm–3pm**. This is one of the largest events we put on every year and is a great chance to say goodbye to the summer with good food, great company, and a whole slew of activities including bounce houses, games, the return of the dessert bake off. This year we have two different categories, one for adults and one for kids (16 & younger), with no parameters around what dessert can be submitted for each category. To enter into the bake off, please look for the dessert submission link that will be published next to the RSVP link on our website at the address listed at the bottom.

RSVPs are open now and will close on **Monday, September 1st**, so be sure to RSVP by then to ensure you get a meal ticket. This event is for **residents only**, and you will be asked to show your CHOA ID badge or other form of photo ID to receive your meal ticket. For this and all future events, please go the link below and let us know if you will be attending. We'll see you there!

www.Walnutcountry.com/RSVP

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)	925-671-3220
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. Nick Boccio	925-671-5083

Animal Noise Ordinance

Did you know in the City of Concord, one of the few noise ordinances that apply are for animal noise? According to Contra Costa Animal Services website, a violation of the Noisy Animal Ordinance is met by one of the two following criteria:

- Making noise for 30 minutes or more
- Making Noise for 60 minutes on and off in a 24 hour period.

The Country recommends, before filing a report, to first try to communicate with the owner of the noisy animal and trying to resolve it between individuals, before escalating it to the Animal Services department. To report a noisy animal, please refer to the County's Animal Services website. On there, is a form you can fill out to provide details of the animal, its location, which noise ordinance it violates, and your own contact information for them to follow up with.

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...

September 17th: *Hercule Poirot: The Complete Short Stories* by Agatha Christie

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

I  Book Club



• **WE'RE IMPRESSED** *

4420 Spoonwood ct

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

Thank you

View From The Clubhouse

So long everyone,

If you haven't heard the news yet, myself and our General Manager, Rhiannon Harris will be leaving Cowell Homeowners Association within the next several weeks. It has been my great pleasure to serve this community for the last 8 years in the several roles I have fulfilled. There are a lot of you I will miss seeing on a regular or semi-regular basis, as it was always you, the residents, that made this job such a joy up until recently.

This was not a decision that was made easily, as having the chance to better the community I live in has been a tremendously rewarding experience, but one I had to ultimately make for my own holistic well being. While it will be sad to be leaving Cowell as an employee, I will still remain a resident for the short future. As much as I've enjoyed patrolling the Greenbelt for issues or problems, I'm very excited to be able to walk it now without having to think that way and focus on utilizing the space as the rest of you residents do, for relaxing, bird watching, and gaining peace of mind by traversing through our beautifully maintained space.

I never thought this would be the way that I would leave Cowell, but you gotta expect the unexpected and move on. I wish you all the best of luck in your futures and hope to see some of you around.

Goodbye and thanks for all the fish,

Stephen Sulyma,
Outgoing Rec Director.



Friendly Reminders

- Street sweeping happens every 4th Monday of each month. If you park on the street, please consider moving your car to the driveway or garage otherwise they will have to go around your parked car and miss sweeping the curb.

Recreation, Preschool & Communications News

Walnut Country Preschool

We are thrilled to be kicking off another year here at Walnut Country Preschool with a wonderful group of new and returning students. It is such an exciting time of year; the kids are challenged to try new things, meet new friends and as always, have lots of fun with our wonderful teachers. As mentioned back in June, our beloved long time teacher Mrs. Julie has retired, but we are blessed and excited to have Ms. Kelly returning to help brighten our classroom once more!

We are looking forward to our annual Fiesta Night, back to school event, later this month, where are currently enrolled students and their families can meet and get to know each other. It has been a fabulous start to the 2019-2020 school year!

Haunted House Volunteer Meeting and Donations

Its that time of the year again, and the Clubhouse is gearing up for the annual Haunted House, which will take place on **Friday and Saturday, October 25th & 26th**. Before we can get started on the construction process, we will be holding a volunteer meeting for any residents who wish to participate in this event by either helping with the setup of the haunted house, or would like to have a part in the haunt itself. The volunteer meeting will be help on **Tuesday, October 1st at 7:00pm**. At the meeting, volunteers will get information about what participating in the haunt entails, as well as a schedule of events for preparation, show time, and cleanup. Please note that all volunteers must be at least 10 year old or older to volunteer.

We are always on the lookout for new items to add to our collection of spooks scares and scenery. If you are looking to get rid of something you might think we would want, please call or email the Clubhouse and let us know what you have. A large portion of the items we have collected over the years have been donated by residents, and with each new item brings new life to a new scene for a future years haunt. Donations can be either dropped off at the Clubhouse, or if you email the Rec Director, arrangements can be made to meet at the firehouse and give you a rare chance to see inside one of the few remaining monuments to the town of Cowell.

Updates on Landscaping Projects

Main Pool Pine Tree Removal: The 5 pine trees lining the Main pool on Lawson Court have been removed last week in anticipation of the Main Pool remodel. The trees were removed due to the roots of the trees growing into the retaining wall, compromising the integrity of the current retaining wall, and threatening the integrity of the new retaining wall that will be built with the Main Pool remodel. The removal of these trees has already been completed and swimmers can expect to see more sun warming up the pool in the future.

Central Well Landscaping Project: The area around the large redwood water tank near the lower tennis courts in the Greenbelt is currently in the process of being refurbished. The ivy around the tank has already been removed, and in its place will be a new grove of bushes and trees planted to spruce the area up. Additionally, the area to the east of the well near the very small creek will be graded to allow for better drainage and visual appeal.

North Slope Landscaping Project: The north slope that goes along the North Larwin between Striped Maple and Smoke Tree courts has been refurbished with new plants, irrigation, and ground cover to improve the visual appeal of the space. Though we had vandalism problems in the area with individuals breaking off sprinkler heads, removing newly placed plants and dumping excessive fertilizer in an attempt to burn the plants, we are almost complete with the rejuvenated landscaping.

Walnut Country Signal

Senior's Potluck Dinner

We are on summer break. No potluck dinners in July or August. We start up again in 2 months.

Please join us in **September** for dinner on the 11th at 5:30 at the Clubhouse.

If you would like to attend as a first-time guest, call Ken Cellini, Leader (925.798.7839) before September 4th to reserve your seating and to get a food assignment.

Next Potluck: October 9th

Join us for an exciting, relevant worship service, followed by free pizza and bounce house fun for the kids! Our Lighthouse Kids Ministry will be available as well as classes for all ages beginning at 9:45 am. Service begins at 11 am. See you there!



Questions?

Email our coordinator at zakcrouch@outlook.com

Visit our website at concordfmbc.com

Find us on Facebook!

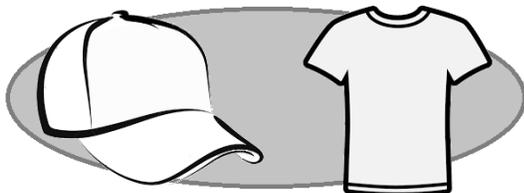
Interested in CHOA gear

Walnut Country t-shirts and baseball caps are available. They can be purchased at the Clubhouse office between the hours of 12–8pm Monday through Saturday and 12–6pm on Sundays.

Cotton T-Shirts: Adult sizes small to XXL - \$20

Cotton T-shirts: Youth sizes small to XL - \$15

Baseball Caps - \$15



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

Recdirector@walnutcountry.com

Join The Architecture Committee

We here in the Crossings are proud of the appearance of not only our facilities, but of the hard work that our homeowners put into the outside of their homes to keep them looking maintained and beautiful. This can only be done thanks to the volunteers on the association's architecture committee, which is now looking for a new member!

There are no pre-requisites besides being a homeowner in the Crossings, in good standings with the association, and having a passion for keeping our neighborhood's appearance top notch. Serving on the committee requires roughly 3 - 5 hours of time each month, including observing your assigned sector, using a provided tablet for submitting reports, and attending the monthly architecture committee meeting.

This is a volunteer position with no compensation. If you are interested in joining, please call or email the business office; **(925) 687-9961** or businessoffice@walnutcountry.com

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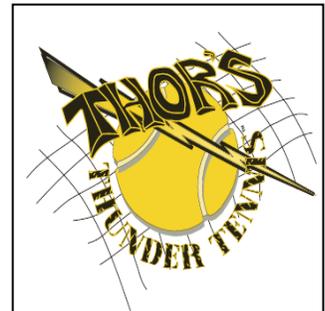
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