

THE CROSSINGS

The Signal

MAY 2020

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www.walnutcountry.com

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Tennis Courts Open Starting May 4

As you may be aware, Contra Costa Health Services issued an updated shelter in place order that extends the basic restrictions until May 31st, while at the same time setting the stage for a "gradual resumption of activity" moving forward.

One part of this updated order that affected CHOA and its residents was regarding tennis courts. As of May 4th, Contra Costa County is permitting tennis courts to reopen.

Effective Monday, May 4th, the CHOA tennis courts will be open and available to all residents for use!

There are no changes to the entry system or the usual hours of operation. Residents will continue to use their fob for access to both the upper and lower courts, and they will be closed at 10pm nightly.

As we are in unprecedented territory with regards to our HOA facilities because of COVID-19, at this time the Board is following guidelines established by Contra Costa County in permitting the tennis courts to reopen.

However this does not mean we should let our guard down or neglect to continue practicing social distancing techniques and proper hand hygiene.

If you are planning on using the tennis courts moving forward, please ensure that you are diligent about sanitizing your hands when entering and exiting the courts, especially after using the handle to open the gate. We strongly recommend (and would very much appreciate) that tennis players bring hand sanitizer with them and use it liberally before and after visiting the CHOA tennis courts.

Please also refrain from playing in large groups or in any way that might force players closer to one another than the current social distancing guidelines allow. As always, if you have any questions, please contact your GM at the Business Office! Thanks all, and stay safe!

-Bill, Cowell General Manager

May Board Meeting Info

Due to the shelter in place order extension, it is likely that the May Board of Directors meeting will need to be virtual. The April Board meeting was handled via Zoom (our first time using it for any kind of Board meeting), and all Board members were able to join and participate via video conference. This meeting also gave us a chance to get some issues ironed out and has helped us be better prepared for the May Board meeting.

We understand that a conference/video call is not the ideal setting for Board meetings and can make things like the owner comment period difficult to maintain and mediate. However after our April meeting, we think that we've found a good way to hold the Board meeting and homeowner comment period with (hopefully!) very few glitches or obstacles.

All homeowners are of course welcome and encouraged to attend. To ensure that only CHOA members are attending the meetings (as required by California law), the meeting information is not being posted publicly, but rather made available to any owner who requests it by email or mail.

The meeting agenda will be posted at the Business Office bulletin board and on the HOA website (www.walnutcountry.com) no less than 4 days prior to the meeting.

Contact the GM if you would like to virtually attend!

Sign up for eSignals!

Due to how quickly things are moving right now, many HOA updates are going out via eSignal to all residents who have added their email to the Association's mailing list.

If you haven't already, we strongly encourage all residents to sign up for the e-Signal. You can register online at www.walnutcountry.com (bottom of page) or text "WALNUTCOUNTRY" to 22828!

Treasurer's Report (Year To Date)

BALANCE SHEET as of March 31st, 2020

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**Current Assets**

Cash—Operating	\$	94,387
Cash—Reserve	\$	2,259,016
Receivables	\$	7,130
Prepaid Expenses	\$	70,389
TOTAL ASSETS	\$	2,430,922

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$	147,467
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Year-To-Date Budget Report

	Actual	Budget	Variance
Total Revenue	\$ 353,874	\$ 326,013	\$ 27,861
Operating Expenses			
Administrative/Legal	\$ 115,504	\$ 79,899	\$ (35,605)
Repairs & Maintenance	\$ 81,267	\$ 88,065	\$ 6,798
Utilities	\$ 32,002	\$ 37,122	\$ 5,120
Miscellaneous	\$ 14,976	\$ 40,584	\$ 25,607
Reserve Transfer	\$ 80,346	\$ 80,346	\$ 0
Total Operating Expenses	\$ 324,096	\$ 326,016	\$ 1,920

Why does this look different? The information you see here in the *Signal* comes straight from the financials the management company creates for the Board on a monthly basis. Each management company handles financials and the breakdown of expense categories a little differently. The Operating Expense categories that were included in previous financials matched the monthly reports created by Collins Management, and the breakdown you saw in past *Signals* mirrored Collins' accounting breakdown. Common Interest uses a different accounting software and also breaks down the major expense categories a little differently (this really is the case for all management companies). This does **not** mean that the specific General Ledger items that were detailed in the 2020 budget have changed—all of those items are the same! The only difference is how those GLs are organized in the Year-to-Date report, and the main categories they fall under. If you have any questions, or want some more information, please contact your GM, Bill—I'd be happy to show you a comparison between the financial documents!

Note on variance: For expenses, if an "Actual" number is larger than the "Budget" number, the difference will have parentheses around it. This typically means that, for that category, more money has been spent than was budgeted. For revenue, the opposite is true—a "negative" variance (shown by using parenthesis) means less money was received than was budgeted. The Board reviews and adopts a new budget annually.

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Mail Theft Warning!

Now with the huge number of paper checks that will likely be mailed out to individuals not using direct deposit for Federal Income Tax refunds, it is more important than ever to protect yourself from mail theft!

If you do not have a locking mailbox, we would encourage all residents to retrieve your mail out daily or as soon as possible!

If you will be out of town, you can put a temporary stop on your mail delivery through USPS. Stay vigilant everyone!

President's Corner – May 2020

Hello Walnut Country,

Your Cowell HOA Board of Directors and I hope that you and your family are staying safe and healthy during the continued health crisis related to the COVID-19 Pandemic. We have all been under the Shelter at Home order for almost 6 weeks now. As you know, most of our amenities had to be closed by order of the Health Department at the end of March. A new order goes into effect on Monday May 4th. As a result of the new order, the Board will be able to open our Tennis Courts for normal resident use. We ask that everyone continue to practice appropriate social distancing requirements and safety precautions when entering and exiting the courts. Unfortunately, the new order does not allow us to open the playgrounds, dog park, clubhouse, or pools. We will continue to monitor modifications to the order and act accordingly.

At our April 23d Board Meeting, which was held remotely, the Board of Directors voted to adopt modified election rules for our Association as prepared by a law firm. These changes were required by new state law that went into effect in January. As a result of the adoption of the modified rules, we will be able to hold our annual board of directors' election in September as we normally do. State law requires each homeowner to receive a copy of the new rules in the mail. Those will be mailed in the next one to two weeks. The new rules will also be posted to our website. You will see call for candidate information in late May or June.

You will also be receiving shortly a copy of the Association's annual financial statements and Independent Auditor's Report in the mail. The HOA is required by Civil Code to perform a review of the financials annually and distribute this report to the membership.

During homeowner comment at the April meeting, there was discussion related to organizations that service our city and county. Many of these organizations have had greatly increased demand during the health crisis. If you are looking for organizations that can use either financial donations or that need increased volunteers to meet new demands, we suggest you look at the below websites for additional information.

- <https://www.mealsonwheelsamerica.org/take-action/covid-19-response>
- <https://www.foodbankccs.org/give-help/covid-19-response.html>
- <https://volunteer.foodbankccs.org/>
- <https://www.habitatetsv.org/covid-19-resiliency-fund>
- <https://www.monumentcrisiscenter.org/volunteer-programs>
- <https://www.californiavolunteers.ca.gov/get-involved/covid-19/donate-blood/>
- <https://www.californiavolunteers.ca.gov/get-involved/covid-19/neighbor-check-ins/>

Remember that we will have temporarily suspended the printing and distribution of the Signal to each home in the Crossings until the Shelter at Home Order is modified accordingly.

If you would like to sign up to receive email correspondence from the Association, you can do it by going to the website, www.walnutcountry.com, or by texting "WALNUTCOUNTRY" from your phone to 22828. You will receive a reply text asking for your email address. Once you text your email address back, you will be automatically signed up for future correspondence, to include eSignals.

Please stay safe and take care of yourselves.

Mike Kindorf
President

Walnut Country Signal

Senior Potluck Group

Since our Spring potlucks are postponed, our May hosts would like to share this special recipe for Lemon Pound Cake they planned to share with the group this month. Enjoy!

- 1 - 3 oz lemon jello
- 1 cup boiling water
- Lemon cake mix (Duncan Hines)
- 3/4 cup oil
- 4 eggs
- 1 & 1/2 Tbsp lemon juice

Dissolve Jello in boiling water. Set aside; cool. Mix cake mix, oil, eggs one at a time and lemon juice. Add cooled jello; beat at low speed until blended. Pour into greased/floured 9 x 13 pan; bake 30-35 minutes at 350.

While cake is baking, mix 1/2 c. Powdered sugar and 3 - 4 Tbsp lemon juice. As soon as cake comes out of oven, prick holes in cake with toothpick, then drizzle glaze evenly over cake.

Walnut Country Swim Team News

Dear Crossings Residents,

The Walnut Country Swim Team hopes that everyone is staying safe and healthy during this COVID-19 pandemic. As stated last month, our recreational swim season will not be following its original schedule due to the crisis. We continue to await official word regarding the re-opening of pools and virus-related constraints that will allow us to determine what kind of Summer Season is feasible for 2020.

We certainly look forward to the day when we can safely return to our mission for the sake of families in our community. In the meantime, if you have any questions, please feel free to contact wstmeetdirector@gmail.com or wstboosters@gmail.com.

Take care and stay healthy!
WCST Board of Directors

Property Maintenance Reminder

We would like to respectfully ask that all owners continue normal and customary property maintenance to the best of their abilities. We certainly want to utilize common sense when dealing with these situations, and fully understand that at this time, there are many things and priorities to take into consideration—but we ask that owners do their best to keep the overgrown shrubs and weeds at bay, if at all possible!

Committee Volunteers Needed!

CHOA is still looking for volunteers for both the Architectural and Landscape Committees! If you are interested in volunteering, please contact Bill at the Business Office (925-687-9961). Currently all Committee functions are being handled remotely, and meetings taking place via teleconference.

HOA Assessments & COVID-19

The CHOA Board understands that this is a tough time for everyone, especially with the shelter in place orders affecting the income of countless individuals across the county and state. Unfortunately, even though a significant portion of the HOA's common area facilities have been closed, the cost of continued maintenance for the HOA has remained relatively fixed.

As such, if you find yourself in a situation where you have lost your job due to COVID-19 or have seen a significant reduction in income and are unable to pay your monthly assessments, you can reach out to the General Manager and put a request in writing for the Board to review, so that we can start a discussion and review these requests on a case-by-base basis. While the Board does have a fiduciary duty to the members to ensure the financial stability of the HOA, it also understands that these are unprecedented times and is not opposed to at least having a discussion with any affected owners.

Donated or Free Curbside Items

We have received multiple reports of residents leaving donated or "free" items curbside, for anyone interested to take. CHOA would like to respectfully ask that this activity not continue. As a reminder, the Association's Rules state that the "accumulation of rubbish, wood, etc. visible from other properties and the street shall not be allowed for more than seven days (next scheduled trash pickup)."

Signal Distributors Needed!

CHOA needs some volunteers to help distribute the *Signal*! We are currently in need for a distributor for N. Marsh Elder Ct. If interested in helping out, please send an email to businessoffice@walnutcountry.com. That being said, we anticipate that for the next few months, the *Signal* will likely only be distributed digitally.

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