

THE CROSSINGS The Signal

AUGUST 2020

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President/Arch Chair Corner
(Page 3)

Treasurer's Report
(Page 2)

GM Update
(Page 4)

POOL HOURS EXPANDED!

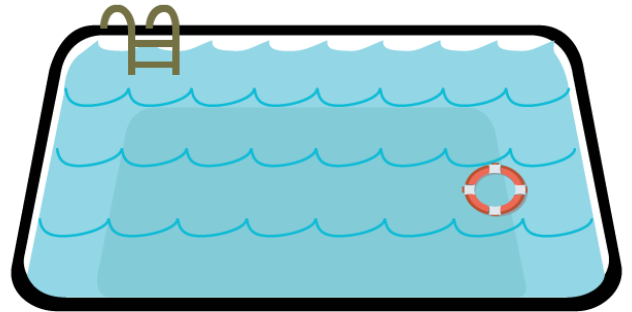
We are incredibly excited to announce that starting Monday, August 10th we are able to expand the normal pool operating hours for all three pools!

*****As of Monday the 10th, all three pools will be open from 7am to 8pm, seven days a week!*****

Please keep in mind that this schedule relies on the Association being able to provide a pool monitor during the pool's operating hours. Should a pool monitor be unavailable for work and no replacement able to fill in, the pools may need to be temporarily closed until a replacement monitor can resume.

We are optimistic that we will be able to continue this schedule through the entire pool season, however it is of course subject to change. In the event that the pool hours are modified, an update will be sent out via e-Signal and posted on the HOA's website at www.walnutcountry.com.

Thanks everybody for your patience as we've worked on getting this figured out – we're thrilled to be able to open the pools up even earlier and hope you are too!



2020 CHOA BOARD OF DIRECTORS ELECTION

As you are likely aware, ballots for the Association's board elections are typically counted and results announced at the annual meeting, held in late September. This year, a call for candidates went out to fill the three seats that would be up for re-election. The Association received three nominations for the three seats up, meaning the election is uncontested and per the Association's Bylaws is deemed an Election by Acclamation. The three nominees will assume the board seats that were up for re-election following the annual meeting in September. Here were the nominees who will be joining the board for a 2-year term starting this September:

- **Mike Kindorf (incumbent)**
- **Mike Cannon (incumbent)**
- **George Fulmore**

We wanted to give a shout-out to Peggy McCurdy who volunteered to step up and fill one of the previously vacant seats, serving on the board over this past year. Thank your time and service Peggy, it is much appreciated!

A separate notice will be mailed out to each homeowner with more information about the election and current board and terms. As always, if you have any questions, feel free to reach out to the General Manager!

Treasurer's Report (Year To Date)

BALANCE SHEET as of June 30th, 2020

We're Impressed!

Thanks to all owners who are spending their hard-earned time and energy keeping their property looking great! A special shoutout to some lots that caught our attention this month:

- 4488 Buckthorn Ct
- 4490 Buckthorn Ct
- 4405 Catalpa Ct
- 4483 Clear Creek Ct
- 4485 Clear Creek Ct
- 4413 Corkwood Ct
- 4415 Corkwood Ct
- 4401 Sugarland Ct
- 4404 Sugarland Ct
- 4414 Sugarland Ct
- 4400 Sugarland Ct
- 4669 Sugarland Cir
- 4494 Leatherwood Ct
- 4499 Juneberry Ct
- 4485 Juneberry Ct

Driving through the community, there are just so many properties that look fantastic—thanks all for your hard work!

thank you

Current Assets

Cash - Operating	\$	90,108
Cash - Reserves	\$	2,368,882
Receivables	\$	11,593
Prepaid Expenses	\$	62,585
TOTAL ASSETS	\$	2,533,168

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$	107,080
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Year-To-Date Budget Report

	Actual	Budget	Variance	Monthly Actual
Total Revenue	\$ 664,262	\$ 652,026	\$ 12,236	\$ 106,044
Operating Expenses				
Administrative/Legal	\$ 204,194	\$ 159,798	\$ (44,396)	\$ 24,233
Repairs & Maintenance	\$ 186,154	\$ 176,130	\$ (10,024)	\$ 26,707
Utilities	\$ 62,390	\$ 74,244	\$ 11,854	\$ 10,288
Miscellaneous	\$ 24,241	\$ 81,168	\$ 56,927	\$ 4,944
Reserve Transfer	\$ 160,694	\$ 160,692	\$ (2)	\$ 26,782
Total Operating Expense	\$ 637,672	\$ 652,032	\$ 14,360	\$ 92,953

Keep Car Doors Locked!

Several owners have reached out to us to report that they have seen (or their cameras have recorded) individuals walking through the public streets trying to open car doors in the late evening/early morning times. They are specifically looking for cars with unlocked doors. This is just a reminder to be on the lookout for suspicious activity and to keep car doors locked!

(New "Monthly" column added!) Why does this look different from earlier Signals? 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!

President's Corner – August 2020

Hello Walnut Country,

Your Board of Directors and I hope that you and your family are remaining safe and healthy during the pandemic. Below are some current events for your information and a few highlights from the last board meeting on July 23rd. Remember that you can attend future monthly board meetings via Zoom. Details for the meetings are sent out by eSignal email approximately a week before the meeting and posted at the Business Office. If you are not signed up for the eSignal, you can do so on our Association website.

Pedestrian and Bicycle Safety. Since the pandemic started, most of us have likely spent more time at home than usual. The greenbelt and our walking path have been a great outlet to break the monotony. With the increased use of the path, the Business Office has received many complaints regarding bicyclists. We would like to remind everyone that pedestrians have the right of way on the walking path and that all bicyclists must yield and move out of the way of pedestrians. The HOA is in the process of purchasing and posting signs to remind everyone of this safety requirement.

Pool Hours. Under the current Contra Costa County Health Department health order, we are still required to have a Pool Monitor on duty when our three pools are open. We have worked to hire more monitors in order to increase the hours at our pools beyond 10:00am to 8:00pm. Starting on the 10th, our pool hours should be extended to normal summertime hours of 7:00am to 8:00pm every day. During those hours, one monitor (wearing an orange vest and nametag) will rotate between the three pools to enforce the modified pool capacity maximums and to make sure all pool rules are being followed. There has been an understandable increase in the use of the pools during the pandemic. We plan on keeping the new hours of operation through the Labor Day weekend. After that, if the requirement for pool monitors still is in place, we may need to slightly reduce the hours. We will keep everyone informed.

Signal Distribution. Since the pandemic started, we have not printed and distributed paper copies of the Signal to everyone's doorstep so that we are not asking our volunteer distributors to go door to door as we felt that would not be in keeping with the intent of the health order. When conditions allow we will resume distributing paper Signals.

Annual Elections. Earlier in the summer, all homeowners were mailed a Call for Candidates for the Cowell HOA Board of Directors for the three board seats that are at the end of their term in September. Homeowners had until the end of the day on July 21st to submit nominations. The three Board members who were at the end of their current terms were Mike Kindorf, Mike Cannon, and Peggy McCurdy.

The three homeowners who submitted nominations were Mike Kindorf, Mike Cannon, and George Fulmore.

Since only three nominations were received for the three open seats, it is an uncontested election per Section 5.7 of our Bylaws and is deemed an Election by Acclamation. Therefore an election by ballot will not occur and all homeowners will be given notice of the results by mail shortly.

Mike Kindorf, CHOA Board President

Architectural Committee Chairman Corner – August 2020

This time of year is normally our hottest time and wild fires are most dangerous. We all remember last year when one erupted right across Ygnacio Valley and winds can bring embers right to our front doors! So, maintaining our property to eliminate dry vegetation is not only something we need to do to keep our development looking good, it also reduces risk of fueling fire in this dry time of year. When selecting plants for landscaping, we should all be aware that some plants are more combustible than others and maybe, just maybe...might not be good choices.

As a reminder, our CC&Rs require homeowners to get approval from the Architectural Committee for any additions or modifications to their properties BEFORE making changes. This does not include changes to vegetation but does include changes to walkways, fences, painting and other physical components. While we have no desire to impede homeowners from making improvements and updating their properties, we also have a responsibility to prevent changes that are inconsistent with our neighbors' properties.

Ken Dixon, Chairman of the Architectural Committee

Walnut Country Signal

BIKING ON THE GREENBELT

Over the last few months we've received complaints of individuals on bicycles riding through the greenbelt walkways at concerning speeds, and not yielding to pedestrians. The Board discussed this issue at their July meeting and approved the installation of multiple signs throughout the greenbelt reminding cyclists that pedestrians have the right-of-way, and that they must slow down and yield to those on foot.

That being said, we wanted to send out another reminder to residents who frequent the greenbelt that per the HOA rules, pedestrians have the right-of-way and cyclists must slow down and yield when riding a bike (or any other wheeled transportation) through the greenbelt. And please remember to socially distance at all times when walking throughout the common areas. This means keeping at least 6 feet from other individuals not in your same household, and likely moving to the side as you pass them on the walkways. If you are unable to do so, the county requires that you be wearing a face covering. It's probably a good idea to carry a face covering with you as you walk through the greenbelt, just to be safe. Please remember – your face covering protects me, and my face covering protects you!

WALNUT COUNTRY SWIM TEAM NEWS

Our 2020 Summer Session has successfully come to an end. While the season did not have the typical format due to the Covid-19 Pandemic, WCST was able to provide our community children with a programmed physical activity to engage in during this difficult time. As is the case every year, the milestone for swimmers who age-out of recreational swimming or have been with our team throughout their youth is worth noting! We congratulate our new **WCST Alumni** and thank them for their many years with the team: Tess Beckon (14 years), Grant Sielman (13 years), and Siena Rassushin (12 years). Your WCST family wishes you success in your college endeavors!

We will be able to offer a Fall Clinic after Labor Day and our usual recess. As with our Summer Session, all virus-related protocols will be followed to ensure everyone's safety.

We wish everyone to stay safe and healthy!
WCST Board of Directors

CONCORD SIDEWALK REPAIR PROGRAM

As you may be aware, owners are responsible for the maintenance of sidewalk adjacent to their homes. The city of Concord offers residents with a Sidewalk Repair Program, which provides owners with economy-of-scale pricing, as well as a waiver of permit and inspection fees. The city has also recently added concrete slicing (for trip hazard removals) as an option as well. If you have any questions, please contact the city at 925-671-3448.

GM UPDATE—AUGUST 2020

Hey everybody! Feels like just last week summer was rolling around and the pools were opening - hard to believe it's almost over! It's definitely been a weird one, but I wanted to thank the Crossings residents for being patient, accommodating, and considerate and as we have worked to navigate through COVID-19. Here are some updates from July:

- Landscape Care found a big mainline leak in the landscaping near the main pool and upper tennis courts, likely located underneath the concrete walkway. We are working with Landscape Care on a cheaper, more effective solution that would include the installation of a new irrigation line, rather than removing the concrete, repairing the leak, and then pouring new concrete.
- The main pool gate facing Lawson Ct was repaired last week – the electric striker got loose and wasn't unlocking the gate when owners used their fobs. The east pool interior gate handle broke off earlier this week and is actively being repaired as I write this – scheduled to be back up and running before the end of the week!
- We have a vendor coming out this week to inspect all of the tennis nets and equipment and make any needed repairs. We are aware that the nets on courts 3 and 5 are in pretty bad shape, so that should be taken care of shortly!
- A new pool maintenance vendor started this week and has been integral in helping us get everything pool-related up to speed. One of the big projects we will be working on now is improving the chemical storage situation at the east and west pools. Currently they are being stored inside the pool rooms, but this is causing severe corrosion and serious damage to the components there – for example, the pump motors burning out at both the east and west pool in the span of a week and a half. This was likely exacerbated because of the condition of these pool rooms. Since the heaters and pump motors were just replaced, we want to do all we can to ensure they last as long as possible, and a big part of this will be moving the chemicals to a different storage location.
- We are working with the architectural committee on updating and improving the pre-approved paint list for the community. Our goal is to make it easier for owners to handle regular, encouraged maintenance (like painting), while also ensuring that the community's standards and aesthetics are upheld.

That's it for now—thanks all!
-Bill, CHOA General Manager

Walnut Country Signal

CONTACT INFORMATION REMINDER

This past December, the Association's management company switched from Collins Management to Common Interest (CIMS). Collins provided CIMS with their most up-to-date homeowner contact information, but much of this was outdated or incorrect (as it is based on self-reporting from homeowners). It is very important that we have the correct contact information for homeowners; by law we are required to send monthly statements, notices, ballots, and all other HOA mailings to the mailing address provided to us by Collins, not the property address by default.

That being said, it is strongly recommended that you confirm with Common Interest that your contact information is up to date, including your mailing address, phone number, and email. You can call 925-743-3080 to speak with a customer service representative who can confirm this, or email acouning@commoninterest.com. Please do not reach out to the General Manager for these types of requests – Common Interest handles this directly.



STREET SWEEPING

As a reminder, the city of Concord provides street sweeping services on the **fourth Monday of every month** for the Crossings community. Street sweeping is a part of the city's solution of water pollution, but also keeps the community looking good! Please do your part and keep these in mind:

- Mark street sweeping days on your calendar
- Move vehicles off the street
- Move basketball stands and trash cans off the street
- Don't rake or blow leaves into the street – residents who do this make it difficult for crews to remove these pollutants. Please put these in your green waste cans instead
- Ensure that vegetation is trimmed back – including trees trimmed back 8 feet above the sidewalk for pedestrian safety

POOL CONDUCT REMINDER

With the pool operating hours increasing, we wanted to take this time to remind all owners to be courteous and accommodating when using the pool. This includes adhering to the County's social distancing guidelines, including socially distancing, keeping gathering to a minimum, and wearing a mask whenever social distancing is difficult or not possible. We would recommend that if several families are using the pool, those not actively swimming wear a mask.

We have also received several reports of gatherings of teenagers using the pool in a discourteous or impolite manner, without parental or adult supervision. Earlier this week, a large group of about 10-15 teens were reported using the main pool with no adults present, and multiple complaints were received. They were not respecting the social distancing requirements, were taking up a large portion of the pool with little regard for others around them, and their behavior and actions were concerning to residents trying to use the pool.

Ultimately, parents as the HOA members are responsible for the actions of their children within the common areas, so please take this time to remind everyone in your household of the pool rules and to be as courteous and respectful as possible when using the pool, especially in these difficult times. Cowell is one of the only communities in the county with its pools open, but continued reports like this could eventually require the Association to close them down, if the rules are being broken and social distancing guidelines aren't being adhered to. We respectfully ask that each parent ensures their children know and understand the pool rules and what type of behavior is permitted. Large groups such as the one reported earlier need to make sure that they are following the pool rules, properly social distancing, and being courteous of others trying to use the pool.

Thank you everybody for your understanding! We know it's probably frustrating hearing this over and over again, but the last thing we want to do is shut the pool down because individuals weren't following the rules and social distancing, thereby putting others at risk.

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