

THE CROSSINGS

The Signal

SEPTEMBER 2020

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2020 POOL SCHEDULE UPDATE

The CHOA Board of Directors met on August 27th and resolved to keep **all three pools open through the weekend of September 27th, 2020**, with the current operating hours of 7am to 8pm! The Board will review this item again at the meeting on September 24th, and at that time will consider keeping the pools open a bit longer into October, after considering both the recent weather and HOA finances. If no changes are made at this

meeting, the last day the pools will be open for 2020 is September 27th, and all gates will be locked starting Monday the 28th. This is not an easy decision, as the county's requirement for full-time pool monitors means the HOA has to provide a salaried employee the entire time the pools are open to residents.

So until you hear otherwise, all three pools will remain open from 7am to 8pm through Sunday, September 27th!

As we mentioned last month, 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.

Thank you everyone for your patience and hope you continue to enjoy the pool through the month of September!

IMPORTANT POOL UPDATE—FACE COVERINGS NOW REQUIRED BY CCHS!

On August 24th, the Contra Costa County Health Officer published a clarifying "Interim Guidance for Public Pool Facilities" document. Some of these clarifications were small changes that CHOA had to make to the signage you see at each public entrance and inside the pool areas, which have all been completed.

The most important update/clarification that the County included here is confirmation that all users of the pool (except those actively swimming or showering) are required to wear masks at all times while inside the pool area. The county also noted that the "Facility must take all reasonable steps to prohibit any member of the public who is not wearing a face covering from entering and must not serve that person if those efforts are unsuccessful." **This means that everyone who enters the pool area needs to be wearing a face covering, and anyone not actively in the pool swimming needs to have a face covering on the entire time, even if you are social distancing and are only around members of your immediate household.**

We understand that this is a big shift from how the pools were previously enforced by the Pool Monitors and there will be some growing pains, but we respectfully ask that all residents please wear face coverings at all times while at the CHOA pools. Failure to do so could result in the County revoking our public pool operating permit, forcing the pools to close for the remainder of the year. Very few community pools are currently open throughout the county and we are grateful that we've been in a position to feasibly keep them open through this hot and hectic 2020 summer, so we ask that all residents follow these directions from the County so that CHOA residents can continue to enjoy the pools into early fall, until the end of the pool season. The CHOA pool monitors have been directed to enforce the wearing of face coverings and will be asking individuals in the pool area not complying to put a face covering on or exit the pool area. Please be mindful of these pool monitors as they are simply enforcing the County's requirements, and if we do not follow the county requirements, the pools could be closed.

Thank you to everyone for your understanding!

Treasurer's Report (Year To Date)

BALANCE SHEET as of July 31st, 2020

Current Assets

Cash - Operating	\$	73,693
Cash - Reserves	\$	2,363,043
Receivables	\$	35,302
Prepaid Expenses	\$	57,909
TOTAL ASSETS	\$	2,529,947



A LOOK at the BUDGET

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$	113,582
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Year-To-Date Budget Report

	Actual	Budget	Variance	Monthly Actual
Total Revenue	\$ 770,174	\$ 760,697	\$ 9,477.00	\$ 105,912
Operating Expenses				
Administrative/Legal	\$ 231,569	\$ 186,431	\$ (45,138)	\$ 27,375
Repairs & Maintenance	\$ 222,970	\$ 205,485	\$ (17,485)	\$ 36,816
Utilities	\$ 104,497	\$ 86,618	\$ (17,879)	\$ 42,107
Miscellaneous	\$ 28,351	\$ 94,696	\$ 66,345	\$ 4,110
Reserve Transfer	\$ 187,476	\$ 187,474	\$ (2)	\$ 26,782
Total Operating Expense	\$ 774,863	\$ 760,704	\$ (14,159)	\$ 137,190

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:

- 4493 Barberry Ct
- 4402 Black Walnut Ct
- 4497 Silverberry Ct
- 4403 Sweetbriar Ct
- 4412 Sweetbriar Ct
- 4403 Winterberry Ct
- 4407 Winterberry Ct
- 4408 Winterberry Ct
- 4420 Winterberry Ct
- 4421 Winterberry Ct

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

thank you

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President's Corner – September 2020

Hello Walnut Country,

Below are some items that were discussed at our last Board Meeting on August 27th. 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. The Board and I wish you continued safety and health.

Pool Hours

Per our Association rules, our pools close for the season after the Labor Day weekend. Each year, the Board usually votes to extend the schedule, since there is still plenty of hot weather in September. At our August meeting, the Board voted to keep the pools open through at least September 28th. If there is demand to keep the pools open beyond that date, the board will address the request at our September board meeting.

Main Pool Remodel Project

At several of our recent board meetings, the board has discussed the main pool remodel project. As previously stated, the total cost for the project is unknown at this time, as there are many variables. In June, the board requested a soil survey be conducted of the area to help determine the scope of work. The study was completed this month. The study revealed no significant erosion issues, which is certainly good news. The board is working with the pool designer and our construction management company to continue exploring ways to keep the costs of this project down. Once we have finished all preliminary research and planning, the board will brief the project at a monthly meeting in the future, or potentially schedule a special meeting depending on the length of the presentation.

Special Meeting / Annual Budget for 2021

As you know, our Association sets an annual budget each Fall for the following calendar year. A large part of our annual budget falls into "reserves." The reserves portion of the budget comes from a reserve study that the Association commissions each year. This reserve study guides the Association on how much money should be set aside for reserves to fund long term anticipated projects, such as the painting of our Clubhouse or future replacement of playground equipment. The reserve study is being finalized now and will be approved shortly. The remainder of the budget falls into the "operating" portion of the budget. Our operating budget funds routine expenses that include regular landscaping maintenance, salary and insurance costs, and unanticipated emergency costs, such as removing a downed tree branch after a wind storm.

Traditionally, the Association general manager will create the operating budget with input from board members and the budget will be approved at an open meeting. Our general manager has prepared a draft for the board. Instead of simply approving the budget in an open session meeting, we have decided to call for a special meeting on Thursday, September 3rd at 6:00 pm. At this special meeting, the board will go through the operating budget line by line and discuss options and make recommendations to make sure we are spending Association funds wisely. After Board discussion, we will open up the forum to homeowner comment where homeowners can give feedback or make counter recommendations. After receiving homeowner input, the Board will finalize the budget and approve it in open session. We decided to conduct this work for the Association in a special meeting as it may take several hours and would be too long for a normal monthly meeting. If you have an interest in how the Board budgets your Association funds, we welcome your input.

Thank you,
 Mike Kindorf, CHOA Board President

Architectural Committee Chairman Corner – September 2020

We are now entering what most expect to be an intense political season leading up to the November election. We can expect that many homeowners will be putting signs out expressing their views and support for candidates and other ballot measures. In doing this, please keep in mind that our rules prohibit signs or posters larger than 9 square feet and must be removed the day after the election. Also, let's all keep in mind that we are a diverse community with differing viewpoints; let's respect the positions of others even if we don't see things the same way.

Also, we are well past what we might call "Graduation Season" so, if you still have signs up congratulating your student on their accomplishment, it's probably time to take those down.

On another topic, there are some things we don't like to do. Neither the Architectural Committee nor the Board like to take disciplinary action to deal with non-compliant homeowners...but we must. We've all seen some properties in our community that have become eyesores, whether by dead or non-existent landscaping or deteriorating paint or surfaces on structures. The presence of poorly maintained properties in the development serves to diminish the values for us all. Failure to maintain our property can result in fines and/or loss of access to common property.

Ken Dixon, Chairman of the Architectural Committee

Walnut Country Signal

LOCKING MAILBOXES

As you are probably aware, many of your neighbors have replaced their mailboxes with locking mailboxes, and we encourage everyone to consider following suit. We have received some reports of mail theft this spring/summer, and a good way to prevent that is to utilize a locking mailbox.

That being said, there are some things to consider in replacing your mailbox. The post office will not allow you to change the location of your mailbox. If your mailbox, for instance, is on a post that is shared with 2 or 3 other mailboxes, your new mailbox must be installed on that same post as well. Another consideration is to get a locking mailbox with a big enough opening so that whatever you expect to have mailed to you - large envelopes, prescription refills, etc., can fit through the opening.

WALNUT COUNTRY SWIM TEAM NEWS

WCST is currently in recess through Labor Day but we are planning a Fall Clinic starting Tuesday 9/8. A first session of the clinic, consisting of 4 weeks of practice, will take place at the main pool daily from 3-7pm. We may be able to offer a second session during the months of October/November depending on the COVID-19 situation and our staffing resources. As with our Summer Session, our Fall Clinic will operate with a limited number of swimmers and with all virus-related protocols in place to ensure everyone's safety. In addition, air quality will be monitored to ensure safe swim practices.

We wish everyone a safe and happy Labor Day!

WCST Board of Directors



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. The Architectural Committee meets once a month to review Architectural Applications and also performs inspections throughout CHOA to note violations and maintenance concerns.

GM UPDATE—SEPTEMBER 2020

Hey everybody! 2020 seems to be turning into the year of “sure, that might as well happen” now that we’re dealing with fires to the north and south of us...but hope everyone has been keeping sane and has at least been able to enjoy the pools or greenbelt when the smoke has cleared for hours...here’s an update for you from some of the things that went down in August or are scheduled to come up:

- We had to close the pools temporarily last weekend due to air quality issues. The Air Quality Index (AQI) continued to hover in the “unhealthy” and “very unhealthy” ranges. Because the HOA has employees working outside all day, we were impacted by the air quality and had to send the employees home for the day due to the potentially hazardous conditions. We appreciate everyone’s understanding and hope that if the air quality continues to improve, we can keep the pools open for the rest of the summer and into fall!
- The lock at the east pool women’s restroom was repaired—the door was misaligned and needed to be adjusted. A new clock has also been purchased for the east pool and should be installed this upcoming week!
- You may have noticed a lot of activity over on the South Slope across from the Clubhouse or Business Office. The whole thing started off with a mainline irrigation leak on the slope here, and when digging it up the landscapers found a pipe immediately adjacent marked “irrigation” that actually had live electrical wires inside. We aren’t sure who installed this electrical line here or why it was in a mismarked pipe, but we are working with PG&E and the landscapers to get this figured out and repaired (and put into separate trenches so this doesn’t happen again in the future). This mainline serves irrigation for the entire South Slope, so this has become a priority in getting fixed so that we can resume watering this area.
- The city of Concord has agreed to install a traffic sign at the 3-way stop near the dog park. This sign should look very similar to the sign over by Cowell Rd

And since winter is coming up, meaning shorter days and less time outside, here’s a quick book recommendation from your GM:

The Overstory by Richard Powers

Just a gorgeous book that will make you really appreciate trees! It won the Pulitzer last year and is one of my all-time favorites :)

That’s it for now—thanks all!

-Bill, CHOA General Manager

Walnut Country Signal



SIGNAL PHYSICAL DISTRIBUTION UPDATE

The CHOA Board of Directors discussed the possibility of resuming the physical distribution of the monthly *Signal* back at their meeting in July. After weighing the benefits of each owner getting a physical copy of the *Signal* against any potential health or COVID concerns for both residents and volunteer distributors, the Board resolved to continue the postponement of physical distribution of the *Signal* until further notice. The *Signal* is very useful in getting information into the hands of our residents on a regular basis, but we don't want to put anyone at risk, and because of how many individuals could potentially touch and handle the paper copy before it gets to your door, we are holding off

on resuming physical distribution for the time being. The *Signal* is still being posted on the CHOA website at www.walnutcountry.com under Community News/Events. The *Signal* is also being announced via e-Signal—if you are not signed up or want to double check, please email businessoffice@walnutcountry.com or text “WALNUTCOUNTRY” to 22828.

WALNUT COUNTRY PRESCHOOL

After a (maybe not-so-relaxing) summer break, Walnut Country Preschool is starting up again this fall! Our 3 and 4 year-old classes start on September 8th. Please contact Mrs. Linda for more information at 925-798-9686!

2021 BUDGET PACKAGE

The Board will be reviewing and approving the 2021 CHOA budget in an open meeting on September 3rd at 6pm. Once the budget is approved, a packet will be mailed out to all owners around late September/early October that will include the following information:

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

- The HOA monthly assessment amount and a breakdown the monthly and annual amount of every budget line item, showing how the Board got that final number
- Updates for the 2021 Reserve Study and the required Reserve Funding Disclosure
- The most up-to-date HOA insurance disclosure
- Administrative/policy/rules information, including:
- Delinquency Policy
- Member Discipline & Fines Policy
- Request for updated contact information
- Election Rules
- Rental Restrictions and the most up-to-date Lot Rental Policy
- HOA policies – key fob policy, ID badges policy, facility usage policies, etc

As you can imagine, this will be a large packet with a lot of information, but it is very important that you as a member of the HOA have it available and are aware of the information in it. The HOA is legally required to send you this on an annual basis, and for good reason! Once you get the package, if you have any questions at all please do not hesitate to contact the Business Office at 925-687-9961 or send an email to businessoffice@walnutcountry.com.

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