



Walnut Country - The Signal | Volume 2021, Issue 6 | Office Phone: 925-687-9961 | Email: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

## Lower Pickleball Courts Complete and Open for Play!

We're thrilled to announce that the lower court pickleball conversion project is officially complete and open to residents! The lower courts now have three tennis courts and four permanent pickleball courts on the eastern side, near the practice court. We also installed a new key fob reader on the east side of the courts, so that owners who want to use the pickleball courts can enter on that side directly.

The Board has also approved a proposal to replace the windscreens at the lower courts, and the order has been put in to the vendor. We expect those to be replaced around the end of this month or early August, using the same material and color as the newly installed upper court windscreens. We are also currently looking into replacing the benches and trash cans at the upper and lower courts.



## Walnut Country THE CROSSINGS

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### Upcoming Schedule

*Board of Directors Meeting*  
▪ Thursday, July 22<sup>nd</sup> @ 7pm

*Architectural Committee Meeting*  
▪ Thursday, July 15<sup>th</sup> @ 6pm

### Board Meeting Info

The Board of Directors meet on the fourth Thursday of every month at 7pm. Meetings are currently held via Zoom and owners are welcome to join by phone or by utilizing the Zoom app. Meeting information is included on the agenda, which is posted at the Business Office and also available online at the HOA's website.

The Architectural Committee meets on the third Thursday of every month at 6pm - please contact the Business Office for the Zoom info if you are interested in attending!

## Pool Schedule Updates - Lap Swimming Available @ Main Pool on Weekday AMs

If you haven't heard, all three CHOA pools are now opening at 7am, every day of the week (including weekends!).

Starting this first full week of July, we are also able to provide a lifeguard at the main pool during morning Swim Team practices, meaning that a lap lane should be available every weekday at the main pool starting at 7am.

Note that there are several days where the main pool might be closed for a Swim Team meet or competition, and those dates will be posted on the HOA's website so residents can plan accordingly. If the main pool is closed for a Swim Team meet, both side pools will always be open and available for use!

You can stay up to date on the pool and Swim Team

schedule by visiting the following website:

<http://walnutcountry.com/facilities/pools/>

This page is frequently updated if there are any changes to the pool hours or availability.

Please note that the lifeguard is only on duty during

Swim Team practices, to watch swimmers who wish to use the lap lane. Once Swim Team practice has concluded, there will be no lifeguard on duty at the Main Pool.



## Treasurer's Report (Year to Date) Balance Sheet as of May 31st, 2021

### Current Assets

Cash - Operating	\$	128,612
Cash - Reserves	\$	2,452,474
Receivables	\$	59,540
Prepaid Expenses	\$	60,307
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>2,700,933</b>

### Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$	147,486
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### Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments as of 5/31	\$	(8,347)
Total Outstanding Fees and Fines as of 5/31	\$	(3,628)
<b>TOTAL OUTSTANDING DELINQUENCIES</b>	<b>\$</b>	<b>(11,975)</b>



## A LOOK at the BUDGET

### Year-To-Date Budget Report

	Actual	Budget	Variance	Monthly Actual
<b>Total Revenue (Accrued)</b>	\$ 564,706	\$ 557,725	\$ 6,981	\$ 116,730
<b>Operating Expenses</b>				
Administrative/Legal	\$ 151,346	\$ 138,505	\$ (12,841)	\$ 28,333
Repairs & Maintenance	\$ 105,812	\$ 125,570	\$ 19,758	\$ 26,666
Utilities	\$ 69,923	\$ 90,335	\$ 20,412	\$ 18,817
Miscellaneous (Payroll)	\$ 8,773	\$ 62,710	\$ 53,937	\$ 3,200
Reserve Transfer	\$ 140,605	\$ 140,605	\$ -	\$ 28,121
<b>Total Operating Expense</b>	<b>\$ 476,459</b>	<b>\$ 557,725</b>	<b>\$ 81,266</b>	<b>\$ 105,137</b>

**Note on "Delinquent Assessments, Fees, and Fines":** This is a new report that is replacing the "Assessments Billed vs. Assessments Received" for the given financial month. This report simply details the total amount owed to the Association in assessments, fines, or fees as of the date indicated. Note that this is not the total amount owed to the Association in the given month, but rather the full amount owed in its entirety to the Association at this time. These figures may include a late fee from 2017, for example, or a violation fine from 2015. It would include a \$6 balance if an owner paid \$97.00 in January of 2021 instead of the new \$103.00 assessment amount. We hope that this number helps give owners a better picture of the Association's financial situation.

While homeowners do not necessarily have access to the details of the Association's delinquency report, we are happy to discuss further if anyone would like more information or details (without mentioning specific owners or situations). Please contact the Business Office at 925-687-9961 if you have additional questions related to this report!

## President's Corner // July 2021

Hello Walnut Country,

The Board and I hope that you are all having a great summer and hope that you have the time to utilize the Association amenities while enjoying the weather reconnecting with neighbors and friends.

On June 24th we held our monthly Board Meeting. Below are a few of the items covered.

### Lower Tennis & Pickleball Courts

The updating and reconfiguration of the lower courts is now complete! On the day of the grand reopening, a vendor finalized the installation of a fob reader for the gate closest to the new pickle ball courts. Unfortunately, there was a problem with some of the hardware and the reader wouldn't work. By the time you read this, the system should be fixed and you can use your Cowell HOA fob to enter the lower courts at one of the gates located on either end of the fence.

Many residents have asked where they can learn how to play pickle ball. We

are looking for a sign to post on the fence with the game rules. In addition to that, I would recommend stopping by the courts when you see someone playing and watch them and ask questions. As we went through the process of exploring permanent pickle ball courts last year, I spoke with many helpful neighbors playing at our older temporary courts and they did a great job of explaining the sport to me.

Also, the City of Concord Parks and Recreation Department opened for normal business starting July 6th. Their website shows that they have many of their free classes back again. There is no listing yet for their Pickle Ball for Beginners class, so keep an eye out for their list of Fall classes that they publish August 1st at:

[www.cityofconcord.org/600/Activity-Guides](http://www.cityofconcord.org/600/Activity-Guides)

### Clubhouse Update

Now that facilities like our Clubhouse can open, the Board is working with the General Manager to hire staff and reopen the facility. Our goal is to have the Clubhouse

operational as soon as we can. There are many steps involved and we ask for patience while we go through the process.

### Playground & Common Area Improvements

The Board approved a proposal to have the Practice Board located next to the lower tennis / pickle ball courts repainted. It was also determined that some wood sections need to be replaced. You should see that project start shortly. The Board also approved a proposal to replace the swings (the chain portions and seats) at the main playground. That project should also start soon.

### Common Area Tree Maintenance

Earlier this year, the Association started working with a new vendor to inspect and maintain our common area trees. Since that time, the company and their certified arborists have inspected all the larger trees in our central greenbelt common area. The company identified some trees that they recommended for removal, and others that needed to be pruned. That

work should start in the next few months. The company is also preparing a tree plan for the Association that will help guide us with a multi year approach to tree maintenance in our neighborhood to better insure safety of persons in the greenbelt while also preserving the beauty and health of the trees.

### Pool Furniture

The Board approved upgrading and replacing the furniture at our three pools. This is a project funded by our Reserves account. The purchase was delayed in the Spring when the county placed restrictions on poolside furniture. Now that the restriction has been lifted, the new furniture has been ordered.

Thanks for reading. Hope to see you at our next regular Board meeting. All of our meetings are currently held on Zoom so hopefully owners are able to attend.

**Mike Kindorf**  
*CHOA President*

## Architectural Committee Chair's Corner // July 2021

As we're coming out from under the restrictions of living isolated lives with the Covid-19 Pandemic, many of us are reaching out to contractors to make repairs to or improve our homes. If you are contemplating anything of significance, please go to our website to download an architectural application and submit it to the business office before starting the work.

Some things can be done without Architectural Committee approval. These in-

clude landscaping changes that do not include changes to the hardscape (driveways, walkways, etc.). So, if you just want to replace some vegetation with something that takes less water...go for it!

If your home is in need of a new paint job and you're keeping the same colors, you also don't need prior approval. BUT, if you're changing col-

ors, you need to submit an application. Guidance for painting options is also available on our website to help our homeowners get quick approval.

Finally, our water district is confirming that drought conditions are facing us again. I'm sure we'll be seeing some browning of some lawns but let's do our best to avoid having our yards turn to dry weed

patches and keep our yards trimmed.

It's also nice to see how some of our neighbors have replaced lawns in their front yards with new low-water landscaping! For those interested, our water district offers several rebate programs to help cover the cost of water-saving landscaping with information available at <https://www.ccwater.com/157/Rebates>.

**Ken Dixon**  
*Architectural Committee Chair*



## General Manager's Update // July 2021

Hey CHOA! Hope you've had a chance to take a dip out at the pools and cool off sometime this summer, especially now that the hours have been expanded and they're opening up at 7am daily.

- Through the month of July, we will have a life-guard on site at the main pool so that we can open up a lap lane during WCST practice on weekdays from 7am to noon. Please continue to check the HOA website for scheduling updates. If there are any changes to the pool schedule, it will be posted there first!
- The lower court Pickleball project is complete and the courts are open for all to use! We now have three tennis courts and 4 permanent pickleball courts available. We have also installed an additional fob entry system at the east end of the courts, near the practice board.
- Replacement windscreens have been ordered for the lower courts and should be delivered and installed around late July/early August.
- The practice board near the lower courts will be repaired and repainted this summer
- The Board recently approved ordering replacement swing parts for the

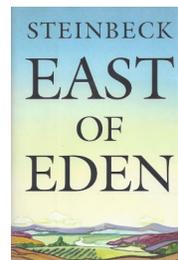
swing set at the main playground. We are told by the vendor that we're likely 6 to 8 weeks away from delivery, but be on the lookout for some new swings in the next month or two.

- An order has been put in for new pool furniture! These pieces will likely be delivered in early fall. The Board approved some low sand chairs, lounge chairs, and new dining chairs that are a bit easier to get in and out of.
- This year's Board election will be an Election By Acclamation, meaning no ballots are being mailed out. Four seats were up for election, and four nominations were received, all by the current incumbents.
- We're excited to announce that our new Pesticides, Herbicides, & Gopher/Rodent Abatement information page is live on the HOA's website! This project was undertaken so that owners can be more informed about what is being used and applied throughout the community. Check it out live at [www.walnutcountry.com/pesticides](http://www.walnutcountry.com/pesticides)
- Several proposals for tree trimming were approved at the June meeting, and that is anticipated to start later this month. The current plan is to schedule

trimming and removal services for twice a year, with frequent inspections by our contracted arborist in between.

- A vendor has been on site this week replacing the carpet at the Clubhouse and Business Office – expect everything to be finished up and moved back into place before the end of the week. It's lookin' great!

And as always, another book recommendation from the GM that no one asked for but you're getting anyways....



East of Eden

by John Steinbeck

*I know I know - it's a classic. But this recommendation is mostly for people who haven't read it yet. Maybe you were forced to read Grapes of Wrath in High School and it didn't do much for you, so you never got around to reading Steinbeck as an adult. That was me until a few years back - but after giving East of Eden a shot, Steinbeck is probably my favorite author and this just might be my favorite book of all time. Timsbel!*

Until next month!  
-Bill, CHOA General Manager

## Vegetation & Trees Along Sidewalks

Just a quick reminder to everyone who has landscaping abutting a public right-of-way (like sidewalks) to make sure those are trimmed back regularly to allow for pedestri-

ans to walk through without issue. This is especially important in areas along main streets like North and South Larwin with dedicated bike lanes and frequent vehicle traffic.

This is also a requirement of the city of Concord, and owners are welcome to report right-of-way issues like this directly to the Code Enforcement division.

## We're Impressed

Thanks to all the owners who are spending their hard-earned time and energy keeping their properties looking great!

- 4403 Black Walnut Ct
- 4406 Blueberry Ct
- 4411 Corkwood Ct
- 4412 Corkwood Ct
- 4488 Lawson Ct
- 4494 Leatherwood Ct
- 4394 N. Sugar Maple
- 4394 N. Willow Glen
- 4415 Sugar Maple Ct
- 4497 Sweet Shrub Ct
- 4404 Willow Glen Ct
- 4409 Willow Glen Ct
- 4405 Smoke Tree Ct
- 4396 N. Winterberry Ct
- 4420 Striped Maple Ct
- 4401 Sugar Maple Ct
- 4412 Sugar Maple Ct
- 4408 Sugar Maple Ct
- 4399 N. Willow Glen
- 4394 N. Winterberry
- 4407 Winterberry Ct
- 4400 Winterberry Ct
- 4403 Winterberry Ct

thank you

## Dogs & Leashes

CHOA is a dog-friendly community with tons of open space and areas for walking our four-legged friends. The HOA has installed several dog waste stations and trash cans to make it easier for residents to pick up after their pets. We respectfully ask that everyone clean up after their dogs and dispose of any doggie bags in one of the many common area trash cans. We also would like to re-mind everyone that dogs must be kept on a leash at all times except at the dog park. This includes even the bestest, most well-behaved doggos - please be respectful of your neighbors and make sure your dogs are leashed whenever you're out!

## HOA Helper - Common Interest Management Accounting System Change

*GM Note - this was included in last month's Signal, but now that the new system has gone live, I'm including this here again for reference.*

By now you should have received a notice from in the mail from Common Interest, your HOA's management company, regarding a recent accounting system change. This notice has your new account number and a registration key. By using this account number and key, you will be able to log in to a new Common Interest portal where you can view your account information, make a payment, setup autopay, and report common area maintenance concerns – all online!

Your July billing statements should reference the new account number.

Depending on how you make your HOA payments, you may be affected and be required to take action:

**If you use your own bank's bill payment system:** You need to update your bank's bill pay system with your new account number.

**If you mail a check with your account number in memo of the check:** You will need to use your new account number on your check.

**If you are mailing a check with the "tear-off" coupon at the bottom of your billing statement:** You can continue to send payments this way and don't need to do anything different as future statements will contain your new account number.

**If you are signed up for ACH where Common Interest Management pulls your payment on the 10th of each billing**

**month (you also may have previously mailed a voided check to Union Bank to initiate this):** We will continue to pull payments as usual and there is nothing for you to do. After June 1, we will no longer accept new ACH payment set-up, but will continue for those already enrolled. You can use the Association's new online homeowner portal to set up a new automatic payment.

**If you make one-time payments through Union Bank's website:** Online payments will now be accepted through the Association's new online homeowner portal instead of the Union Bank website.

**If you set up recurring payments on the Union Bank website:** All recur-

ring payments, even those set up using your old account number, will continue. You can continue to manage those payments directly at the Union Bank website using your Union Bank login.

**If you pay by check, the mailing address has not changed!**

The only item that has changed is your account number. If you have any questions about this process, please contact [customerservice@commoninterest.com](mailto:customerservice@commoninterest.com) or call Common Interest at 925-743-3080 and they will assist accordingly.

This new portal is not replacing the HOA website in any way. We will continue to post pertinent news, updates, and information online at [www.walnutcountry.com](http://www.walnutcountry.com).

If you have any questions, feel free to contact the General Manager at 925-687-9961.

## 2021 Board Election Update

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 four seats that would be up for re-election.

The Association received four nominations for the four seats up, meaning the election is uncontested and per the Association's Bylaws is deemed an Election by Acclamation. The four nominees will assume the board seats that were up for re-election following the annual meeting in September. Here are the nominees who will be joining the board for a 2-year term starting this September:



- Edward Baluta (incumbent)
- Brian Beckon (incumbent)
- Rebecca D'Lima (incumbent)
- Ken Dixon (incumbent)

Congratulations to these nominees, and thank you for putting your hat in the ring once again! 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!

## Pesticides/Herbicides Webpage

After working with our vendors and legal counsel, the Board recently approved the new Pesticide Application & Notice Policy at their May meeting. As a result, we've been hard at work at creating a web page on the Association's website that provides owners with information about what exactly is being applied throughout the common areas, the application schedule, and what specific applications are for.

**The page is now live at [www.walnutcountry.com/pesticides](http://www.walnutcountry.com/pesticides)**

It's important to note that the process of using pesti-

cides, herbicides, and gopher/rodent abatement throughout the common area is not new, nor has it necessarily increased at this time. This policy was put in place so that residents have more information available about what is happening in and around the community. The number of applications has not changed over the years, or likely over the decades. In fact, the Board is currently working with its vendors to

reduce the overall amount of herbicides being used throughout the landscaping, for example. We are simply making this information available to interested residents.



## Architectural Committee Volunteers Needed!

CHOA is currently in need of one or two additional volunteers for the Architectural Committee! This committee meets monthly to review architectural applications submitted by other homeowners who wish to make changes or upgrades to their residences. At this time, all meetings are held online via Zoom.

This Committee also performs regular site inspections, keeping on the lookout for violations of the Association's governing documents. This committee is integral to

CHOA's success and one of the main reasons why this community is one of Concord's hidden gems!

If you are interested in volunteering, please email the General Manager at [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com) or call the Business Office if you have any questions at 925-687-9961. If you're curious, you can also attend one of our upcoming Architectural Committee meetings, currently held on the 3rd Thursday of every month. Email the GM if you'd like the Zoom info!



## Concord Pavement Construction Project

As we are sure most residents are aware, the city's pavement and sidewalk project is in full swing. We are frequently updating the Association's website with information and scheduling details related to this project.

All updates for this project can be found on the following web page:

<http://walnutcountry.com/concord-pavement-maintenance-zone-4-project/>

There is a permanent link on the Walnut Country homepage as well, under the "Community Events" box, as well as a direct link in the navigation bar under "News & Signal".

Please note that this project is in no way associated with Cowell HOA. It is a city funded and managed project. We are only assisting the Con-

struction Management vendor in communication and updates and only have as much information as the city is willing to provide to us. If you have any questions about this project, you should reach out to the Resident Engineer first (his name is Bill too – sorry in advance for any confusion that may cause!):

**Resident Engineer:**  
Bill Coletto – 630-440-3600

The HOA's web page will include all notices that the city and Construction Manager has sent out to affected residents, as well as the most current construction schedule available.

Please contact the Resident Engineer directly should you have any questions or concerns related to this project.

## Walnut Country Swim Team News



It is hard to believe that WCST is now planning the end of the 2021 summer season. Only a few more meets remain for our team, all of them away at other pools, and by the time we write next month's news brief, the season will be over. We look forward to the Concord City Meet, this year taking place at Northgate HS, where our team will represent the CA City of Santa Cruz. What fun! And we are proud that we will have a presence at the County Championships as we already have several qualifiers. We take this opportunity

to thank all the wonderful families, swimmers, and coaches for a wonderful season. In addition, we thank the sponsors whose support goes a long way in providing a great experience for our swimmers. The 2021 sponsors we greatly appreciate are:

- Dr. Dixon Taylor Orthodontics
- Nancy Bennett
- Avenir Mortgage Planners
- Concord Police Association
- Soo Hoo Sportfishing
- Josh McCormick, DDS
- Agile Financial Planning
- Law Office of Jenny C. Tiu
- Fresh Pawz
- Nicole Hoang, DMD, PC
- Caliber Home Loans
- Navas Innovations

We wish everyone a great rest of the summer!

Be well and stay healthy!

-WCST Board of Directors

## Aggressive Dogs at the Dog Park and in the Common Areas

We have received reports of a handful of recent incidents regarding either aggressive or unleashed dogs at the dog park and throughout the common areas. As a reminder, the Association's Rules prohibit aggressive animals at the dog park at all times, and any dog displaying aggression against other dogs or people must be leashed and immediately removed from the dog park. Residents are responsible for their dogs and must take steps to ensure that all HOA rules are being followed.

If the Association receives complaints regarding a specific resident's dog, the Board may take disciplinary

action, including fines if deemed necessary. Please ensure that you are being courteous of other CHOA residents and ensuring that your dog is leashed whenever outside of the dog park, and that you remove your dog promptly if it begins to display any aggressive behavior.





## Advertisements

Nicole is a Crossings resident specializing in residential real estate, working with both buyers and sellers. She is active in the community and looks forward to helping you find home!



COMPASS

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