



Walnut Country - The Signal | Volume 2022, Issue 1 | Office Phone: 925-687-9961 | Email: businessoffice@walnutcountry.com

Dog Park Decomposed Granite Project Complete!

At the December Board meeting, the CHOA board approved the installation of roughly 5,600 square feet of stabilized decomposed granite near the south entrance of the large dog park. This work was recently completed and the large dog park reopened on January 31st. This project fulfilled two goals: 1) address the issue of muddy or sodden areas where dog owners tend to socialize or rest, and 2) reduce

our overall amount of non-recreational turf (and in turn, our water bills).

This project is a part of the Board's goal of an overall reduction of non-recreational turf. Water is one of CHOA's biggest annual expenses, and for 2021 we spent more than \$160,000 on water alone. The dog park's watering bill makes up nearly 10% of CHOA's total water usage. On top of that, frequent dog use (including dogs running around,

marking territory, etc.) means the turf requires more water and attention than you'd normally otherwise pay, to keep it in a nice, usable condition.

We think the new DG area looks great and hope you feel the same way! We always appreciate your comments and feedback, so feel free to email the Business Office or attend a board meeting if there are any suggestions or comments you'd like to make.

Walnut Country THE CROSSINGS

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Upcoming Schedule

- Board of Directors Meeting
 - Thursday, February 24th @ 7pm
- Architectural Committee Meeting
 - Thursday, February 17th @ 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!



Before



After



Before



After



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

Current Assets

Cash - Operating	\$	154,530
Cash - Reserves	\$	2,395,228
Receivables	\$	2,598
Prepaid Expenses	\$	48,178
TOTAL ASSETS	\$	2,600,534

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$	130,748
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Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments as of 12/31	\$	(7,344)
Total Outstanding Fees and Fines as of 12/31	\$	(4,254)
TOTAL OUTSTANDING DELINQUENCIES	\$	(11,598)



A LOOK at the BUDGET

Year-To-Date Budget Report

	Actual	Budget	Variance	Monthly Actual
Total Revenue (Accrued)	\$ 1,457,901	\$ 1,338,532	\$ 119,369	\$ 113,683
Operating Expenses (Abridged)				
Insurance	\$ 58,501	\$ 58,680	\$ 179	\$ 4,879
Taxes & Permits	\$ 2,486	\$ 9,000	\$ 6,514	\$ -
Legal Fees/CPA	\$ 33,010	\$ 18,270	\$ (14,740)	\$ 1,120
Management & Accounting	\$ 214,375	\$ 212,000	\$ (2,375)	\$ 18,000
Office, Admin, & Mailing	\$ 55,630	\$ 34,750	\$ (20,880)	\$ 2,695
Staffing/Payroll	\$ 41,569	\$ 150,700	\$ 109,131	\$ 646
Security Patrol & Gates/Fences	\$ 19,951	\$ 24,000	\$ 4,049	\$ 1,800
Alarm Systems	\$ 9,047	\$ 8,500	\$ (547)	\$ -
Landscaping & Irrigation	\$ 168,733	\$ 160,550	\$ (8,183)	\$ 19,044
Pest Control	\$ 14,264	\$ 10,000	\$ (4,264)	\$ 1,984
Maintenance & Janitorial	\$ 25,863	\$ 25,300	\$ (563)	\$ 4,901
HVAC & Plumbing	\$ 6,810	\$ 7,475	\$ 665	\$ 1,550
Building Mtn (Roof/Carpets)	\$ 1,650	\$ 2,000	\$ 350	\$ -
Pools, Tennis Courts, & Dog Park	\$ 62,061	\$ 61,050	\$ (1,011)	\$ 3,528
Utilities	\$ 265,600	\$ 216,800	\$ (48,800)	\$ 16,638
Bad Debt (For Delinquent Owners)	\$ -	\$ 2,000	\$ 2,000	\$ -
Reserve Transfer	\$ 337,457	\$ 337,457	\$ -	\$ 28,121
Total Operating Expense	\$ 1,317,007	\$ 1,338,532	\$ 21,525	\$ 104,906

Note regarding new categories: Discerning readers will notice the categories are different from those found in previous Signals. Good catch! Common Interest Management recently transitioned over to a new accounting system, and as a result, some of the categories are displayed a little bit differently in the monthly financial reports.

President's Corner // February 2022

Hello Walnut Country, Welcome to our first Signal of 2022. The Board and I hope that you have had a great start to the new year.

We held our first meeting of the year on January 27th. Below are some of the highlights and additional news for the Association.

Pickleball

In the December / January Signal, I mentioned that we have received homeowner requests about how to learn the game of Pickleball to be able to enjoy the new courts. We were able to find an instructor who is going to host a 90 minute clinic at the courts to introduce Pickleball to new players and those who are interested in trying out the sport. This will happen on Saturday, March 26th. Our General Manager will publish more details at a future time. Those interested in attending must RSVP and space will be limited.

Pools

Those of you who use our West Pool near Prairie Willow Court have probably noticed that the surface of the pool is very stained. The Board approved work to acid wash the pool surface to remove the staining and prolong the life of the plaster. Additionally, work on the pump rooms of both the East and West pools will be starting shortly. This work has been

delayed almost a year due to parts and materials shortages in the pool industry. The goal is to have both projects finished by the start of the Spring swim season. Both pump rooms were in need of major overhauls. The new equipment is also much more efficient and we should see a decrease in both electricity and gas usage at both pools.

Board Vacancy

As I mentioned in the last Signal, we currently have one vacancy on the Association Board. The Board is seeking volunteers to fill this position. Applications are due to the Business Office by March 1st. The Board will then hold a special meeting in March where interviews will be held with prospective volunteers, followed by a vote to fill the vacancy. The General Manager will announce details on the application process. The Board encourages anyone who is interested in helping the Association to apply.

Water Use Reduction

As you are probably aware, the Association uses a lot of water for irrigation of our common areas, especially during the Spring and Summer. The Board has been exploring ways to reduce our water usage to both save money for the membership and to do our part to be more efficient in our use this limited resource. Irrigation of the Central Greenbelt is supplemented by our well. The rest of the Association is ir-

rigated with District water. We are focusing on those areas first. As an example, the Association spent just over \$50,000 to water the South Slope for all of 2021. We had our new landscape company analyze the usage and they determined that over 80% of that water is used to irrigate the fescue grasses. We are looking at proposals to reduce this water use and hope to have options for the board to review in the near future.

Tree Removals

Last year the Association worked with a new arborist to get our tree care maintenance responsibilities up to speed. Each of our mature trees was inspected for safety and health. Several trees were determined to be unsafe due to rot or disease and at risk of falling over or having large branches break off. Those trees were promptly removed. Unfortunately, some of those removed were prominent trees in the central greenbelt and, to us non-arborists, were very beautiful and majestic.

This year, our arborist has completed a proposed multi-year tree care maintenance plan and also performed another round of inspections of our greenbelt trees. During these inspections, they found that roughly 15 common area trees need to be removed as they are either rotting, in danger of failing, or posing some sort of hazard. This removal work was approved by the Board at the

January meeting and the work will start later this month or in early spring. The Board wanted to hold a separate meeting to review the tree care plan to ensure there was adequate time to absorb the information and fully understand the plan.

The Board will be holding a Special Meeting on Wednesday February 9th at 6:00 pm. The meeting will be held via Zoom and is open to all homeowners. At the meeting, the arborist will be reviewing the Association's 3 year tree plan with the board to help us better understand how to manage our trees with emphasis on safety and long-term tree health. If you have concerns about our trees or want to learn more, I highly recommend you join us for the meeting.

I know that the issue of our common area trees is highly important to many of us, myself included. I thoroughly enjoy our common areas and believe the mature trees are one of the best features. Your Board of Directors has done extensive research and sought expert opinions to help guide us in ensuring that our greenbelt, or maybe I should say our own forest, remains safe and enjoyable.

Thanks for reading everyone. Our next board meeting will be on Thursday February 24th, 2022. We hope to see you there.

Thank you,
Mike Kindorf
CHOA Board President

General Manager's Update // February 2022

Hey CHOA! Happy 2022. This will be CHOA's 50th year anniversary per the original Articles of Incorporation – before you know it, CHOA will be old enough to qualify for Medicare! We've got a lot to cover in this month's Signal so I'll try to keep the monthly updates brief:

- Last week we had a vendor on site performing light pole inspections, testing the structural integrity of the poles and posts. We've noticed some significant rust

or erosion at the base of the poles (likely from dogs marking) and want to make sure none are compromised or in need of replacement.

- Our handyman Rod installed new trash can lids on the common area single bins last month – they look great!
- We recently purchased more dog waste bags for our common area dispensers. Just as an FYI, the price of these bags has almost doubled since we last ordered (summer of 2021). We typically order these bags twice a year, but just a single order last month has almost brought us overbudget for

the entire year in this category. We kindly ask that you be responsible with your use of these dog waste bags – thanks all!

- We've had a few water leaks recently – one along Lawson Ct by the main pool ramp, and another over on the south slope near the water tank. Both were mainline leaks and repaired by the HOA landscaper.
- The east and west pool pump room projects are underway! If all goes well, these should be completed in early or mid-March.

• We got new basketball backboards and rims at the main playground basketball court – let us know what you think!

• Don't forget that we have a webpage dedicated to the current USTA schedules for the CHOA courts! The schedules are posted at the entrances to the upper courts but we also keep a PDF handy on the following page: www.walnutcountry.com/usta

That's all for now - talk to you next month!

-Bill, CHOA General Manager

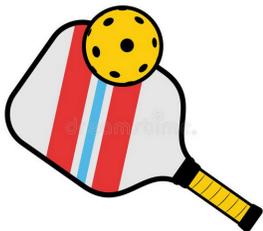
Pickleball Clinic Coming Soon!

We are working with a professional Pickleball instructor to schedule a free clinic open to CHOA residents who are in-

terested in learning more about Pickleball!

The clinic is scheduled for Saturday, March 26th. Residents who wish to attend will need to RSVP ahead of time. The RSVP sign-up link will be distributed later this month via eSignal, so keep an eye on out for the email!

The clinic will be limited to no more than 16 players and registration will be first-come, first-served. More info to come later this month!



Please Pickup After your Dogs

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 would also like to remind 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 are out and about!

This is not just an HOA rule – it's Contra Costa County law!



2022 Pool Schedule

At the January meeting, the Board approved opening the Main Pool for the 2022 swim season starting **Monday, March 7th**. The pool hours will be 7am to 8pm. Please note that the WCST Spring Clinic begins the same day. Hours for the clinic are 3:30pm to 7pm, Monday through Friday, and

and west pools to the Board President. This scheduling decision will be made as the weather improves and demand for use of the side pools increases, however we will also be considering the heating/electrical cost for opening these pools before the summer season.



the pool will be unavailable to residents during this time.

The Board also delegated decision-making authority regarding when to open the east

As soon as a decision has been made regarding the two side pools, we will post it on the HOA website and send out an eSignal to all residents!

Boy Scouts November Food Drive Thank You

To our friends in the Crossings, Thank you for your food donations during the Scouting for Food drive during November. Your generosity is greatly appreciated.

There are so many in need and your food donations will help tremendously. We are overwhelmed with gratitude!

Happy 2022!
Scouts BSA Troop 444

Walnut Country Preschool News



Walnut Country Preschool

Things have been pretty COOL at school as we finish up our section on arctic animals. In February we continue talking about animals, but this time the ones that live in our homes. It's a special way to connect home and school when the kids can share about their pets. Discussing pets gives our students a lot of opportunity for new vocabulary as we describe a soft fur coat, or a rough reptile skin.

Later in the month we will introduce various community helpers that the children are likely to interact with or see. For example, police officers, construction workers

and dentists. They are all necessary for our community. As your preschooler develops autonomy and their own sense of self it's important to also teach them about the bigger world around them outside of their immediate friends and family.

We have opened enrollment for the general public! We will be welcoming 3 and 4 year olds for Fall 2022. Please visit our website for enrollment details (www.walnutcountrypreschool.com). You may also call 925-798-9686, or email walnutcountrypreschooldirector@gmail.com with any specific questions.

New Common Area Trash Can Lids

Any regular of the greenbelt has likely noticed that we recently replaced the older brown lids on our single concrete trash bins with some new shiny green ones! A lot of those lids were faded, dented, scratched, or otherwise in pretty bad shape. We were able to purchase these directly from the vendor who made the original bins for us, and our resident handyman Rod installed them all for us around the end of January. We hope you enjoy the visual upgrade and aes-

thetic whenever you're out and about in the greenbelt or CHOA common areas!



Walnut Country Swim Team Update



WCST is gearing for Spring Clinic March 7-April 1. Registration is open. Visit wcststingrays.com for more information.

All are welcome to join us for our annual Ice Cream Social on Sunday, March 13. It is a great time to learn more about the swim season, the team, and (of course) have ice cream. Location to be determined (either Clubhouse or Greenbelt) based on availability.

Stay tuned for more information on our exciting Summer Season.

Go Stingrays!

-WCST Board of Directors

Bikes in the Greenbelt

With so many people walking around the greenbelt nowadays, it is more important than ever to make sure that everyone is vigilant and aware of their surroundings while walking through the common areas. We've received a few reports of residents on bicycles riding quickly down the greenbelt and not giving way to pedestrians.

on a bike or other wheeled device slow down and move over for pedestrians on the greenbelt. Please be courteous when riding your bike on the greenbelt – do it slowly and move over for pedestrians!

Additionally, we have received reports of dirt bikes or other motorized vehicles on the greenbelt pathways. No electric or gas-powered bikes or scooters are permitted on the common areas, except for a properly authorized disabled person's vehicle. We would like to respectfully ask all parents to remind their children of this rule to make sure that they are aware. Often times it is younger teenaged residents who are reported to be riding through the greenbelt on these gas-powered or motorized bikes/scooters.



As a reminder, the current HOA rules require that all pedestrians be given the right of way, and that anyone

New Basketball Backboards/Rims



We recently replaced the backboards, rims, and nets at the main playground basketball courts. These new backboards are made of steel and should be much more durable than the previous backboards. Please let us know what you think – we always appreciate homeowner feedback!

2022 Tree Removals

The Association's arborist recently performed another round of inspections of our greenbelt trees and is recommending that about 15 common area trees be removed, due to safety/performance concerns. The Board approved the arborist's recommendation for removals at the January 27th meeting and work should start within the next few weeks. We wanted to provide a detailed

breakdown here in the Signal of all the trees scheduled to be removed, along with the reasons why. Note - our tree tags are in the process of being updated. The tree number referenced here is the internal Tree ID for our inventory. If there is a physical tag associated with a particular tree, we will be sure to include it. Once trees are re-tagged, tag numbers will match the new tree ID numbers.

Tree 127



Location
Greenbelt near 4473 Leatherwood Ct

Species
Eucalyptus Silver Dollar Gum

Tag #
No Tag

Reason for Removal
Recommended removal of this tree due to a large crack in the main trunk from a previously removed large limb.



Tree 159



Location
Adjacent to 4483 Lawson Ct

Species
Eucalyptus Silver Dollar Gum

Tag #
No Tag

Reason for Removal
Tree appears to be defoliating and under heavy distress. Removal recommended due to poor health and poor structure.



Tree 198



Location
Lower tennis courts, near 4412 Corkwood

Species
Privet

Tag #
No Tag

Reason for Removal
Tree is approximately 50% dead with very poor aesthetics.



Tree 238



Location
Near upper tennis court 2 on Oakbrook

Species
Trident Maple

Tag #
302

Reason for Removal
Tree is in very poor condition, did not establish properly. Recommend removal and replacement with same species.



Board Vacancy

As you may be aware, Director George Fulmore resigned from the Board last year and there is currently a vacant seat. Per the CHOA Bylaws, the Board may make an appointment in an open meeting to fill a vacancy. At the January 27th meeting, the Board discussed and outlined procedures for how it would like to go about this. The process will follow how two Board appointments were made in December of 2019, where Ken Dixon and Peggy McCurdy were appointed.

The vacant term is set to expire in September of this year, so anyone appointed to this seat would serve for several months and attend monthly meetings until the seat is up for re-election at the Annual Meeting this September. If appointed, there is no requirement to run or seek election in September.

Any homeowner interested in being appointed should email the General Manager at businessoffice@walnutcountry.com no later than end of day March 1st, 2022, and confirm that you would like to be considered for being appointed to the Board. We might also recommend that you include a short statement about yourself, why you would like to join the Board, and what some of your goals/priorities might be.

The Board will then hold a special Open Meeting on or around March 15th in which candidates will be interviewed by the Board. Any homeowner is welcome and encouraged to attend and listen to these interviews with prospective Board members. Following these interviews, the Board may discuss if it would like to make an appointment at that meeting, or wait to finalize a decision at the regular March Board meeting.

The CHOA community wouldn't be what it is today without homeowners volunteering their free time to join the Board and committees. Being a Board member requires, at minimum, attendance of monthly Board meetings and reviewing of emails and information sent

Continued on next page...

2022 Tree Removals Continued

Continued description of trees approved to be removed in 2022, along with pictures and explanations from the Association's arborist. Note - our tree tags are in the process of being updated. The tree number referenced here is the internal Tree ID for our inventory. If there is a physical tag associated with a particular tree, we will be sure to include it. Once trees are re-tagged, tag numbers will match the new tree ID numbers.

Tree 379



Location
Greenbelt near 4426 Sugar Maple Ct

Species
Evergreen Ash

Tag #
382

Reason for Removal
Tree has heavy deadwood in the upper canopy with a large pocket of decay in the upper portion of the trunk.



Tree 382



Location
Greenbelt near 4426 Sugar Maple Ct

Species
Evergreen Ash

Tag #
385

Reason for Removal
Tree has a large pocket of decay in the main trunk. Removal is recommended as it is in row with other nearby removals.



Tree 386

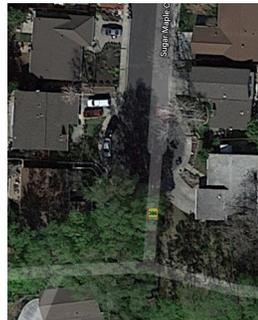


Location
Greenbelt near 4425 Sugar Maple Ct

Species
Evergreen Ash

Tag #
408

Reason for Removal
Tree has pocket of decay in upper portion of the trunk - recommended removal while still relatively small.



Tree 388



Location
Greenbelt near 4426 Sugar Maple Ct

Species
Evergreen Ash

Tag #
410

Reason for Removal
Tree has a large pocket of decay in the upper trunk; heavy surface roots are also continuing to lift the concrete pathway.



Board Vacancy (Continued)

by the General Manager a few times a week. Most, if not all, Board decisions happen during these monthly meetings. The time commitment required of Board members depends on how much you want to put into it, but a reasonable expectation is that you are able to attend our monthly Board meetings and check your Board email a few times a week to stay up-to-date. We understand that Board members are volunteers having and already have jobs and personal lives! In a nutshell, you can be as involved as you want to be, but so long as you can attend the meetings and check your email, you shouldn't have a problem being a successful part of the HOA Board!

If you have any questions or would like to talk to a current Board member about joining, please do not hesitate to reach out to the Business Office!

Be Vigilant!

Just a reminder to always stay vigilant and on the look out for suspicious individuals within the community. We recently received word of a local robbery that was the result of a vehicle following a resident home from a retail store in the area.



If you ever think you are being followed, please call 9-1-1 immediately and try to drive to a public place – ideally the closest police station. If you are ever concerned for your safety or feel threatened in any way in any of the HOA common areas, please call the police immediately.

The HOA is contracted with a security vendor who performs nightly patrols of the common area facilities, but this is mainly to deter trespassers. The police should always be your first call when reporting somebody suspicious or if you ever feel threatened. Concord police's 24/7 non-emergency dispatch number is 925- 671-3333. Owners who want to report a concern to Association's security vendor during patrol hours may call Admiral Security at 415-854-8514. When calling, state that you are calling for an "alarm response". Again, please limit calls to the security patrol company to concerns that are not serious, life-threatening, or time sensitive in nature. Those should always go straight to 911.

Continued on next page...

Tree 397



Location
Greenbelt near 4475 Deerberry Ct

Species
Evergreen Ash

Tag #
395

Reason for Removal
Tree has a large pocket of decay in the upper portion of the main trunk, near a neighboring property's backyard.



Tree 405

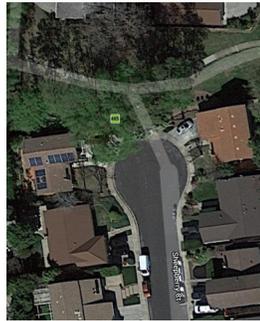


Location
Adjacent to 4474 Deerberry Ct

Species
Evergreen Ash

Tag #
402(?)

Reason for Removal
Tree has several pockets of decay in the upper trunk and canopy; also has heavy weight over the sidewalk and driveway.



Tree 406



Location
Adjacent to 4474 Deerberry Ct

Species
Evergreen Ash

Tag #
404

Reason for Removal
Tree is very small with excessive decay in the upper canopy.



Tree 407



Location
Greenbelt near 4474 Deerberry Ct

Species
Evergreen Ash

Tag #
403

Reason for Removal
Tree has several pockets of decay and heavy deadwood in the upper canopy - removal recommended due to safety concerns.



Tree 413



Location
Greenbelt near 4475 Deerberry Ct

Species
Evergreen Ash

Tag #
416

Reason for Removal
Large pockets of decay in upper portion of trunk, heavy deadwood in upper canopy, bark peeling off at base, and girdled roots.



Street Sweeping Reminder

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

North Larwin PG&E Project

PG&E will be replacing the gas main and services along North Larwin Ave, from Corkwood Ct to Canoe Birch Ct this spring and into summer. PG&E confirmed that the work is scheduled to start on 1/31/22 and should be completed by June. Late last year they conducted sewer inspections in preparation for this work, and placed flags or markings in certain front yards. This was done by a third-party vendor, APS Environmental.

In speaking with the project manager, PG&E told us that that these flags need to remain in place, so that they may be referenced when the work is to begin.

If you have any questions about this project, please contact Julian Lacson with PG&E at 925-348-3532.

WANT TO ADVERTISE HERE?

This Association newsletter is directly emailed to more than 700 individuals monthly.

Quarter page ad = \$20/mo
Half page ad = \$40/mo
Full page ad = \$80/mo

Advertisements must be purchased at a minimum of three-month blocks.

Full page advertisements will be included in the same PDF, at the end of the newsletter.

Contact the Business Office for more information at [925-687-9961](tel:925-687-9961)

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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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