



Walnut Country - The Signal | Volume 2022, Issue 4 | Office Phone: 925-687-9961 | Email: businessoffice@walnutcountry.com

Side Pool Project Update

As we are nearing the time when the side pools historically have opened for the summer, we wanted to provide you all with a quick update on the project! We do not have an exact date for opening yet, but the project is very close to being completed and we are optimistic we will be able to open it soon – our goal is before the end of this month, but that depends on how quickly the city can have the final inspection performed.

Nearly all construction work (drywall, conduits, drains, etc) is complete and has been completed for quite some time. Unfortunately there were major delays in

getting an electrical inspection completed, and some parts of the construction project could not be finished prior to obtaining this inspection. As of last week, the electrical inspection is complete and the vendor is now finishing up the construction side of things.

When that is complete, the city will perform their final inspection. We do not currently have an ETA for how long that may take, but it needs to happen before we can open the pools.

Once the city's final inspection is complete, the vendor can install all the pool equipment like heaters and filters and get the pool ready to

open. We are told this particular process will go pretty quickly, hopefully within a number of days.

Unfortunately this project has taken much longer than initially anticipated, and we apologize for the inconvenience. The Board understands that it is not ideal to have these side pools closed as the weather warms, but we will be sure to let all homeowners know via e-Signal and on the HOA website as soon as we have a confirmed opening date for the side pools! Keep your eyes peeled for an update at www.walnutcountry.com when we have an opening date scheduled.

Clubhouse Opening Schedule Update

We are currently working on getting the clubhouse all prepped and ready to open, but don't have a confirmed date quite yet (though we are very close!). It will most likely be sometime within the next week or two, before the end of the month of May. We understand that folks are excited to get back in there and rent it out for some parties, and we are working hard to make that happen this month!

Until we have a start date confirmed (and that should be coming very soon), we are not accepting clubhouse reservations and

cannot hold dates for residents. We do apologize for this inconvenience. The new clubhouse reservation system will be entirely online, and you will be able to check availability, book a reservation, and select your rooms/options all in the same place without needing to check with the GM or clubhouse staff. We hope you like it!

This week we are getting new furniture delivered for the clubhouse office. We also painted the interior wall of the clubhouse office a nice off-white color to go with the new incoming furniture.

We also have two new ping-pong/table tennis tables that were delivered last week, along with new paddles, balls, and nets. We are also looking into new air hockey and foosball tables. We replaced the felt surface and pockets for the billiard tables as well, and will be getting new balls and cue sticks next week. We can't wait to open up the clubhouse so residents and their families can come hang out and have a good time!

So again, thank you everyone for your patience as we have been bringing things up to speed at the clubhouse. Look for an update soon!

Walnut Country THE CROSSINGS

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Upcoming Schedule

- Board of Directors Meeting
 - Thursday, May 26th @ 7pm
- Architectural Committee Meeting
 - Thursday, May 19th @ 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!

2022 Pool Hours

Main Pool
Open Daily | 7am to 8pm

Side Pools
Currently closed for mtn.

Please visit www.walnutcountry.com/facilities/pools/ to view the most up to date pool and WCST schedule for all CHOA pools.

Treasurer's Report (Year to Date) Balance Sheet as of March 31st, 2022

Current Assets

Cash - Operating	\$ 220,246
Cash - Reserves	\$ 2,254,907
Receivables	\$ 5,659
Prepaid Expenses	\$ 41,850
TOTAL ASSETS	\$ 2,522,662

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$ 115,065
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Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments as of 2/28	\$ (5,473)
Total Outstanding Fees and Fines as of 2/28	\$ (4,187)
TOTAL OUTSTANDING DELINQUENCIES	\$ (9,660)



A LOOK at the BUDGET

Year-To-Date Budget Report

	Actual	Budget	Variance	Monthly Actual
Total Revenue (Accrued)	\$ 347,357	\$ 347,777	\$ (420)	\$ 115,674
Operating Expenses (Abridged)				
Insurance	\$ 16,556	\$ 15,400	\$ (1,156)	\$ 5,500
Taxes & Permits	\$ 2,451	\$ 2,874	\$ 423	-
Legal Fees/CPA	\$ 5,461	\$ 4,187	\$ (1,274)	\$ 1,911
Management & Accounting	\$ 55,854	\$ 55,389	\$ (465)	\$ 18,882
Office, Admin, & Mailing	\$ 15,409	\$ 8,815	\$ (6,594)	\$ 10,628
Staffing/Payroll	\$ 1,583	\$ 33,676	\$ 32,093	\$ 234
Security Patrol & Gates/Fences	\$ 3,630	\$ 5,500	\$ 1,870	\$ 1,320
Alarm Systems	\$ 1,484	\$ 1,524	\$ 40	-
Landscaping & Irrigation	\$ 48,882	\$ 48,826	\$ (56)	\$ 17,988
Pest Control	\$ 3,702	\$ 3,750	\$ 48	\$ 1,234
Maintenance & Janitorial	\$ 3,181	\$ 4,625	\$ 1,444	\$ 363
HVAC & Plumbing	\$ 550	\$ 1,744	\$ 1,194	\$ 550
Building Mtnc (Roof/Carpets)	\$ -	\$ 649	\$ 649	\$ -
Pools, Tennis Courts, & Dog Park	\$ 7,531	\$ 13,289	\$ 5,758	\$ 775
Utilities	\$ 39,172	\$ 57,140	\$ 17,968	\$ 10,320
Bad Debt (For Delinquent Owners)	\$ -	\$ 125	\$ 125	\$ -
Reserve Transfer	\$ 90,270	\$ 90,270	\$ -	\$ 30,090
Total Operating Expense	\$ 295,716	\$ 347,783	\$ 52,067	\$ 99,795

Note regarding new categories: Discerning readers will notice the categories are different from those found in Signals from the previous years. 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 // May 2022

Hello Walnut Country, The Board and I hope you are enjoying Spring at Walnut Country. I'm sure we all hoped for more rain this Winter, but it's hard to complain about the current weather.

We held our last monthly meeting on April 28th. Below are some of the highlights and additional news for the Association.

Pickleball Clinic

Last month, we held a Pickleball Clinic where homeowners and residents could sign up to learn how the game is played and to expose people to the Pickleball courts. The clinic was a big hit and slots filled up very quickly. There were so many people on the waiting list that the board has authorized our General Manager to arrange for two more clinics. Those events will be advertised via eSignal email and on the Association website once they are scheduled.

Association Clubhouse

The Association is in the process of preparing our clubhouse for reopening. When all needed preparations are complete, the General Manager will announce the reopening to the Association. While the clubhouse has been closed, the Association has

worked to update and / or refurbish many of the clubhouse amenities, to include the billiard tables, ping-pong tables, carpets, and some of the furniture items. Our General Manager has also had the building fully inspected. During the inspections, some of the second floor decks were determined to be in need or repairs. Bids are now being obtained and the goal is to get all needed work completed this summer to avoid water damage to the building next winter.

Area Crime Trends

As I am sure you have seen in news reports, crime statistics have gone up over the last year in California, and in fact in many areas across the country. Concord, and even our neighborhood, have also been affected by these disturbing trends. The Business Office has been informed of vehicle break ins and the theft of engine parts of cars parked here in Walnut Country. Steps that we can take to avoid becoming a victim of these kinds of property crimes are not leaving belongings in parked vehicles, even those parked in our driveways. Keep an eye out suspicious activity and report possible criminal activity to the police.

East & West Pool Projects

You have probably seen the ongoing construction at the pump rooms of the east and west pools over the last few months. The work is still moving forward and the company is working diligently to finish so that we can open those pools as soon as possible. We will keep everyone informed.

Tree Maintenance

When my wife and I purchased our home at Walnut Country 22 years ago, we replaced most of the landscape in our front and back yard during our first few years of ownership. My father in law said, "Now that you both have purchased and landscaped your first home, you will spend the rest of your weekends mowing, pruning, and keeping it from turning into a jungle. Congratulations on becoming homeowners!" He was joking; but not really.

The same goes for our Association Greenbelt. Over 40 years ago, the Association planted lots of trees in our common areas, and I am thankful that they did. Over the last few years, the Board and our General Manager have been focused on maintaining those trees and preserving their beauty while doing everything we reasonably can to keep the area safe. As

we reported at several previous board meetings and in the Signal, the certified arborist our Association works with determined that several of our trees needed immediate removal in 2021, as they were at risk of falling due to various reasons. This year, we are conducting additional pruning and limited tree removals to keep our urban forest safe. This month, you will see some of that work occurring at various sections of the Association. The Board is set to discuss at future meetings the planting of replacement trees where appropriate after working with the arborist on the next phase of our tree plan.

When one thinks about the amenities we have here at the Association, things like the pools, tennis courts, and playgrounds come to mind. In my opinion, at the top of the list of valuable assets and what makes our Association unique is having our very own forest.

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. We'd love to see you there.

Mike Kindorf
CHOA President

Arch Committee Corner // May 2022

The existence and role of the Architectural Committee is spelled out in Article IX of our CC&Rs. It is the mission of the Architectural Control Committee to monitor and enforce architectural rules in the Association Covenants, Conditions and Restrictions (CC&Rs) and other rules as may be adopted in order to maintain and protect the val-

ues of Association and individual properties within the development.

Accordingly, the members of the committee play an important part of keeping our development attractive. We do that in two ways.

First, we review and approve or reject applications of our owners to make changes to their homes or properties. This includes projects to

change the exterior structure of their homes, paint schemes, changes to driveways, etc.

Second, we monitor the maintenance of properties and initiate letters to owners who are letting their properties fall into disrepair.

Both functions are necessary to prevent our neighborhood from falling into one that is less attractive to poten-

tial buyers and maintain our property values.

At this time, we have a need for another couple of committee members. If you have an interest in supporting this important function, please contact our General Manager for an application and further information about participating.

Ken Dixon | *Committee Chair*

General Manager's Update // May 2022

Hey CHOA! We are a little on the late side in getting this Signal out to you, sorry about that! Most of my time over the last couple weeks has been spent trying to get the clubhouse all set and ready to open up. I am cautiously optimistic that we can have it open and available for reservations and general use before Memorial Day (hopefully well before). As soon as we are ready to go, we'll send out an eSignal and also make a new post on the HOA website, so be sure to keep an eye out for those.

Anywho, here are some updates for you going over things we did this month:

- Our first round of tree trimming is just about wrapping up. We had about 15 trees removed that were a safety hazard (see the Signal from February if you want a detailed list of what trees were removed and why) and 141 total trees are being trimmed this round, mostly eucalyptus'. Round two of 2022 trimming will start later this year, after nesting season, and will focus on all other tree species, including oaks and conifers, with 114 total trees on the list to be trimmed.
- The Board approved two additional CHOA-sponsored Pickleball clinics that we will work to get scheduled for the summer, since our first clinic was a hit! We will be sending out an eSignal with steps for how to make a reservation once we have dates confirmed. We will be trying for one weekend and one weekday clinic, so that as many owners as possible have an opportunity to attend. We will also make sure that only residents who did not participate in the original clinic can attend these new ones.

Thanks to all for your support!

- The Board is currently looking into ways to get more shade over the benches in the playground area, including the possibility of moving some of the existing benches over to more shaded areas. This will be discussed at Board meetings in the next month or two.

- We are obtaining bids to replace about 12 light poles that were inspected using an ultrasonic inspection to determine each pole's integrity. All 63 common area light poles were inspected. Six of the poles failed and were severely rusted/corroded, and another 6 were deemed marginal and should be replaced as well. We are currently working on obtaining bids to replace all 12. We are also looking into the use of fiberglass poles, as dog urine seemed to be the main culprit for the damage done to the existing metal poles (fiberglass will not rust or corrode like metal does, and dog urine is especially potent). If all goes well, we should have 12 new poles in sometime this year! When a bid is approved, we will make a post on the HOA website detailing exactly which poles are being replaced.

- The Board approved a bid to remove the grass/turf in the park strips along Cowell Rd (the small area of landscape between the sidewalk and the curb) and replace it with cobble in the same style as what recently was installed at the dog park. This work should be starting shortly and is a first step in replacing non-recreational turf throughout the common areas.

- We had two new ping-pong/table tennis tables delivered last week and our resident handyman Rod is setting

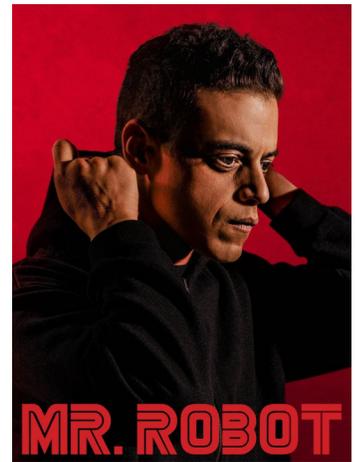
them up for us this week. We are also looking into replacing the air hockey table. Can't wait for you all to get to use them (soon!).

- New office furniture was installed at the clubhouse office and the wall was repainted a nice off-white color to match. Should look really nice for the grand re-opening! We also had a deep clean completed in all rooms at the clubhouse, so things should be nice and clean (2+ years of dust to wipe away!)

- Not necessarily related to any maintenance or projects, but just wanted to throw out another reminder here for parents to make sure their children are aware of HOA rules of conduct for bike riding throughout the greenbelt. Bikes need to slow down and yield to pedestrians who are walking on the greenbelt pathways, and not speed past. We would like to respectfully ask parents to confirm that their children understand what to do when riding their bike through the greenbelt, since we have so many pedestrians using it for daily walks!

- The Swim Team's morning summer season practices are scheduled to start on June 6th, and these weekday practices will take place from 7:30am to noon at the main pool. During that time, a lifeguard will be posted and a lane will be made available to residents who want to use the pool for lap swimming. Unless there is a WCST scheduled event (see pg. 6), the main pool will be available to all residents after practice is complete.

No book recommendation for you this month, I wanted to change things up and include a TV show recommendation (that no one asked for)...



Mr. Robot On USA

I tried to pick a show that very few people have heard of but continuously blew my mind with how good it was. This was recommended to me back when the first season was out by someone whose opinions I didn't trust at all, and it had a funny name so I didn't take it seriously. But I ended up giving it a shot a couple years ago and oh MAN is it good! This show is so incredibly solid - everything is so well done. The acting is amazing. The writing is amazing. The cinematography is amazing. The soundtrack is amazing. This show is amazing. Please watch it. Another thing it has going for it is the fact that all computer/tech/backing things mentioned are real (or based on real ideas) and they had a staff of consultants who worked with the writers to ensure that all things computer and tech related were realistic and accurate. This show is nuts. Please watch it. Please?

Also, Board meetings continue to be held via Zoom (but that might change soon). If you haven't attended a meeting before, why not join us?

Until next month!
-Bill, CHOA General Manager

RETIREMENT ANNOUNCEMENT FROM MRS. LINDA AT THE WALNUT COUNTRY PRESCHOOL

Dear Walnut Country Preschool and Community,

As many of you know, I am retiring this June after 25 years at Walnut Country Preschool. I have truly enjoyed my time as a part of this wonderful community. While I will miss teaching and directing, I am excited for the next stage of my life relaxing and spending more time at our cabin.

I would like to start by saying it has been an honor to work with amazing teachers throughout the years. I would like to give a special shout out to my mentor Mrs. Caryn who guided me and eventually passed the torch to me as director. Watching you give so much to the school was inspiring. Additionally, my partner—in-crime-Mrs. Julie, you made coming to work everyday fun. Watching our kids grow up together and working together was incredible and it's safe to say you kept me sane throughout the years. Mrs. Kathy, you were such a wonderful addition to our school for so many years. Your knowledge of early childhood education was so valuable to everyone. Finally, to the current team, Mrs. Kelly, Mrs. Erika, Mrs. Erin and Mrs. Jessica, I am excited to pass the torch to you and know the preschool I have given so much to is in good hands.

Most importantly, I would like to thank all of the wonderful families for the love and support throughout the years. Being a part of your lives and educating your children has TRULY been a pleasure. Seeing them laugh and watching them grow has been rewarding. Your kids are what has made this job so much fun and has kept me "YOUNG". Thank you once again for trusting and allowing me to guide and love your children.

*With love, hugs and kisses,
Mrs. Linda*

Walnut Country Preschool News



Walnut Country Preschool

Hi neighbors, with just a few weeks remaining in our school year we are preparing our students for their next steps. Our science sections have included observing the metamorphosis of butterflies and hands-on experiences with other backyard bugs like lady bugs and earthworms. At home you can encourage early learning by asking questions like “how many dots do you see on this lady bug?”, “What colors do you see on that butterfly?”, “What do you think happens inside the chrysalis to change a caterpillar into a butterfly?”. The point isn't necessarily to get the right answer but to develop their reasoning and critical thinking.

Much like the butterflies, our students have transformed this year in the midst of so many changes that have come their way and are emerging as beautiful creatures who will surely dazzle you. This has been a memorable year and we appreciate the community support we've received for referrals and fundraising.

For more information on our preschool programs, please visit our website www.walnutcourtypreschool.com or call 925-798-9686, or email walnutcountrypreschooldirector@gmail.com.

Clubhouse Open for Voting on June 7

The Clubhouse will be open for voting in the statewide district primary election on Tuesday June 7th, from 7am to 8pm. If you have any questions about the election, ballot drop boxes, or early voting sites, please contact Contra Costa County Elections at 925-335-7800, or visit them online at www.cocovote.us. Happy voting!



Reminder: Trim Plants 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 pedestrians 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. Per the city of Concord, homeowners are responsible to maintain and keep all landscaping trimmed along the sidewalks and public streets, and property lines typically extend to the back of the curb.

Walnut Country Swim Team Events



As the summer swim season is set to kick off, here is an event schedule for 2022 Swim Team events at the CHOA main pool.

For reference, per the current terms of the lease agreement, the main pool will not be open to residents during a WCST event.

Currently WCST's weekday practices are held Monday through Friday, from 3:30pm to 8pm. Starting June 6th, practices move to the morning time, 7:30am to 12pm. During this morning practice, CHOA will make a lane available to residents who wish to swim laps.

Saturday, June 4th
RSM @ WCST
7am to 12:30pm

Wednesday, June 8th
MCST @ WCST
4pm to 9pm

Saturday, June 11th
LT @ WCST
7am to 12:30pm

Wednesday, June 15th
LIV @ WCST
4pm to 9pm

Saturday, June 18th
FH @ WCST
7am to 12:30pm

Friday, July 8th
Crossings Challenge
12pm to midnight

Saturday, July 9th
Crossings Challenge
Midnight to 8pm

Wednesday, July 13th
Family Fun Meet
4pm to 9pm

Join a Local Tennis Team!

There are several competitive U.S. Tennis Association (USTA) tennis teams that play in our development in league matches against other non-homeowner club teams. Some of the adult USTA teams are looking for residents that would be interested to play on a USTA tennis team. Please contact the Business Office if you are interested in joining, and we will connect you with the USTA captains.

To learn more about the USTA leagues, check out the Norcal USTA league site: <https://playtennis.usta.com/tournaments>

And as a reminder, we always have the most up-to-date

Walnut Country USTA schedule posted on the HOA website (along with at the bulletin boards at the upper courts): <http://walnutcountry.com/usta/>. USTA practices are typically held Mo-Thurs from 6pm to 8:30pm at courts 2-4. Matches are held on weekend mornings and afternoons. Contact the Business Office with any questions.



Common Area Grass CHOA Policy for 2022

We mentioned this in a previous Signal, but thought it was important enough to include here again! A large focus of the current board is water use reduction and developing a plan for the removal of non-recreational turf, due to its high requirement for water.

Non-recreational turf means most grass to the east

or west of the central greenbelt area. The Board has resolved to instruct the landscapers that the goal for 2022 is to reduce the water use to a reasonable degree and allow the grass to lightly brown, so long as the grass is recoverable and not permanently damaged. The Board would also like to emphasize the use of well water in the central

greenbelt area, meaning the eastern and western portions of the greenbelt may dry out more than the central area, which is irrigated using a combination of well water and district water.

Much like previous years with drought or severe water restrictions, this will carry over to the architectural committee and expectations for

individual homeowner front yards with grass or turf. During the hotter months, grass can dry out and lightly brown, so long as it is kept neat and trimmed/mowed regularly.

If you have any questions about this or any other HOA expectation, please contact the Business Office!

Cowell Rd Park Strip Turf Reduction

As a part of the Board's current goals for reducing water use and replacing non-recreational turf, a bid was approved at the April meeting to remove the turf in the park strips along Cowell Rd and replace it with cobble.

The park strips are the small areas of landscaping located between the sidewalk and the curb facing the street. Cowell Rd has a few hundred feet of park strips that are currently landscaped with grass that serves no recreational purpose, and in turn requires frequent watering, mowing, and weed removal. There is also a small area that was damaged by the city when they were finishing their road work late last year.

The HOA's landscapers will be removing all grass in the park strips starting from near the top of Cowell Rd as you head towards Ygnacio, continuing north to the Limeridge Dr entrance, then

continuing north along Cowell Rd towards the commercial center, stopping near the dentist's office. We will also be removing the grass in the park strips that border Limeridge Rd as you enter the HOA from Cowell Rd.

This grass is being replaced with cobble/river rock, and will be similar in shape and style to what was recently installed at the dog park. This should be a nice visual upgrade and also reduce our need for watering and maintaining an area of grass that served no recreational purpose.

We're excited for this project to get underway and can't wait to see what you think! We are always happy to hear your feedback. We expect that this will be the first of many turf reduction projects to help reduce our HOA water bills and create a more responsible landscaping here at CHOA!

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 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!



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A Walnut Creek native and area expert, Antonia has the know how to maximize the profits in every home. She's part counselor, part real estate savant- and makes the grade to consistently achieve the highest dollar per square foot in the area for her clients.

Antonia Quanstom-Listing Agent

(925) 407-6299
antonia@teamantonia.com
DRE# 01313450



Emily helps her buyers identify their priorities for their next home and does the homework in her quest to find the right match. She consistently guides and educates her clients throughout the entire home buying process. She also assists in hosting weekend Open Houses.

Emily Howard-Buyer's Specialist

(925) 408-1871
emily@teamantonia.com
DRE# 01938441



Nicole is a Crossings resident and active in her community. She represents both buyers and sellers on many transactions. She also assists the team in preparing homes for sale to ensure a smooth and happy experience for all clients.

Nicole Smith-Licensed Real Estate Agent and Assistant

(925) 588-5167
nicole@teamantonia.com
DRE# 0203347



Sharon is a client and listing support specialist. She directs and manages all action items needed to prepare a home for sale. She works closely with clients and pays attention to the details and is always ready to help clients when they need it.

Sharon Vanni-Licensed Real Estate Assistant

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