



Walnut Country - The Signal | Volume 2022, Issue 5 | Office Phone: 925-687-9961 | Email: businessoffice@walnutcountry.com

Clubhouse Opening on Friday, June 17th!

We are thrilled to announce that the Clubhouse will be reopening on Friday, June 17th at 3pm! We appreciate your patience as we have been working towards this – we now have staff hired and are ready to open it back up to the public!

Clubhouse Schedule Starting Friday June 17th:

Mon/Tues: Closed
Wednesday: 3pm to 8pm
Thursday: 3pm to 8pm
Friday: 3pm to 8pm
Saturday: 12pm to 8pm
Sunday: 12pm to 8pm

Please note that this schedule may change in the

near future depending on demand and this is not set in stone. We are starting off slow, to gauge demand and traffic, and if it makes sense the Board will consider more hours. The Clubhouse has been closed for more than two years and we want to make sure we do this right! This schedule allows for a small, flexible staff, but also for the building to be open during peak traffic hours (weekdays after school, and 8 hours on weekends).

For those who haven't seen it, the main floor of the Clubhouse is made up of two sections – the Lounge and the Game Room. The Lounge has a fireplace, dance floor, and lots of comfy tables and

chairs. There is also a raised dinner area, and a small kitchen/bar area. The Game Room has two brand new ping pong tables, two newly surfaced pool tables, an air hockey table, a shuffleboard, and vending machines. We are also working on things like new arcade machines and other games for kids (and adults!).

If there is a private party or reservation, either the Lounge or the entire main floor (depending on which option the party selects) will be closed to residents. The Clubhouse calendar will always have the most up-to-date event schedule. Once it goes live, you will be able to view it on the HOA website.

Walnut Country THE CROSSINGS

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Upcoming Schedule

Board of Directors Meeting

- Thursday, June 23rd @ 7pm

Architectural Committee Meeting

- Thursday, June 16th @ 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 mtnc.

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 April 30th, 2022

Current Assets

Cash - Operating	\$ 246,369
Cash - Reserves	\$ 2,275,084
Receivables	\$ 4,572
Prepaid Expenses	\$ 36,376
TOTAL ASSETS	\$ 2,562,401



Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$ 112,307
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A LOOK at the BUDGET

Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments	\$ (4,815)
Total Outstanding Fees and Fines	\$ (3,757)
TOTAL OUTSTANDING DELINQUENCIES	\$ (8,572)

Year-To-Date Budget Report

	Actual	Budget	Variance
Total Revenue (Accrued)	\$ 464,631	\$ 463,703	\$ 928
Operating Expenses (Abridged)			
Insurance	\$ 22,101	\$ 20,533	\$ (1,568)
Taxes & Permits	\$ 2,451	\$ 3,832	\$ 1,381
Legal Fees/CPA	\$ 5,461	\$ 5,583	\$ 122
Management & Accounting	\$ 74,267	\$ 73,851	\$ (416)
Office, Admin, & Mailing	\$ 17,456	\$ 11,753	\$ (5,703)
Staffing/Payroll	\$ 3,297	\$ 44,901	\$ 41,604
Security Patrol & Gates/Fences	\$ 4,590	\$ 7,333	\$ 2,743
Alarm Systems	\$ 2,489	\$ 2,032	\$ (457)
Landscaping & Irrigation	\$ 62,882	\$ 65,101	\$ 2,219
Pest Control	\$ 4,936	\$ 5,000	\$ 64
Maintenance & Janitorial	\$ 7,298	\$ 6,167	\$ (1,131)
HVAC & Plumbing	\$ 3,419	\$ 2,325	\$ (1,094)
Building Mtnc (Roof/Carpets)	\$ -	\$ 865	\$ 865
Pools, Tennis Courts, & Dog Park	\$ 10,001	\$ 17,719	\$ 7,718
Utilities	\$ 50,411	\$ 76,186	\$ 25,775
Bad Debt (For Delinquent Owners)	\$ -	\$ 167	\$ 167
Reserve Transfer	\$ 120,360	\$ 120,360	\$ -
Total Operating Expense	\$ 391,419	\$ 463,708	\$ 72,289

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 // June 2022

Hello Walnut Country, As I write this month's President's Corner in my backyard, I struggle, as always, with my opening comments. So, with the help of Google, here is a quote from Author Kellie Elmore to start the summer season: "I love how summer just wraps its arms around you like a warm blanket."

We held our last monthly meeting on May 26th. Below are some of the highlights and additional news for the Association.

Irrigation Reduction

It certainly is looking like the drought conditions will continue into the summer. The Board has undertaken several steps to try and reduce our irrigation of the common areas. You may notice some of our central greenbelt lawn has more light brown areas than usual. We have directed our landscape company to reduce irrigation of turf areas allow-

ing some browning while continuing just enough irrigation to keep the grass from dying. In May, the Board approved a landscape conversion of the south slope area to drought tolerant trees and low-water ground cover in areas that currently have fescue grass. This work will begin shortly and will reduce annual irrigation costs to the south slope by potentially \$15,000 or more.

Printed Signal

With the staffing and opening of the Clubhouse likely to occur during the month of June, the Board discussed the possibility of going back to a paper copy of the Signal being delivered to each doorstep in Walnut Country. There were differing opinions on whether or not to go back to printed copies or stay with an electronic Signal posted on our website only. The Board would like to hear your thoughts on the matter to

help us decide how to proceed in the future. We encourage your input either at a future board meeting during the Homeowner Comment period (Held at the beginning of every board meeting) or by emailing the general manager.

Clubhouse Deck Repairs

As preparations were being made to reopen the Clubhouse, it was discovered that there were problems with the decks located off of the upper floor. Several areas were found to have leaks. These conditions have likely existed for years and only recently became apparent. The Board approved repairs and upgrades to all three decks of the Clubhouse. Our goal is to have the work complete before the winter.

Pools

As a reminder, the East and West pools are still undergoing major renovations of the pump rooms. As of this writ-

ing, we are waiting for the City Building Inspector to inspect the new electrical panels of each facility. Once approved, the contractor will be installing all the new components. We apologize for the delay - the permit and approval process took several months longer than originally anticipated. Once the side pools are open, we will notify everyone via eSignal and post it on our website.

Thanks for reading. Hope to see you at our next regular Board meeting in June. All of our meetings are currently held on Zoom so hopefully owners are able to attend. We'd love to see you there. If you have feedback or suggestions for the Board, that is usually the first agenda item for our meetings, starting at 7pm.

Mike Kindorf
CHOA President

Arch Committee Corner // June 2022

The Architectural Committee is the foundation for keeping our development recognized as one of the best places to live in Concord. We are guided by our charter adopted by the CHOA Board and rules published in our Cowell HOA Rules Booklet (available on the Walnut Country website). We are currently reviewing the published rules to ensure they comply with regulations updated over the last few years. We also want to eliminate rules that are no longer

needed and ensure that what we have is clearly stated.

Homeowners are invited to suggest changes in our architectural rules as part of this process. As there are not homeowners open forums at committee meetings, we ask that any suggestions be submitted in writing to our General Manager for review by the committee.

Some of our neighbors have palm trees on their properties. These trees need to be pruned periodically to remove dead fronds that are unsightly but also pose safety concerns from falling debris. If you have a tree that's in need of cleaning up, the season for doing that work begins in August, after the nesting season for a number of birds. (Dead fronds are also an attractive habitat for rats so it's a good

idea to remove the attraction as well.) Beyond the palm trees, it's also important that any trees adjacent to sidewalks be kept trimmed so they don't encroach on the walkways.

The Architectural Committee is composed of volunteer homeowners we'd like our neighbors to get to know us better. One of our long-standing members is Mike and he tells us:

"I moved with my family to the Crossings in 1989. And I have been a member of the Architectural Committee for a few years. Time flies when you are having fun! I applied to join the committee when there was a need for new members because it was a way to contribute to our community (and get a little exercise). Some things I enjoy about participating on the commit-

tee include getting out for walks in our community and seeing neighbors and beautiful landscaping, having a front row seat to see the new and creative improvements we make to our homes, and working with a fun and dedicated team of committee members who support our neighbors and community. While I don't enjoy those times I need to remind neighbors of our Walnut Country policies and guidelines, it is always a delightful bonus when not a single trash can is in sight on non-trash days! See you around the neighborhood."

If you would like to volunteer to join us, please contact the General Manager for guidance on joining the team.

Ken Dixon | Committee Chair



General Manager's Update // June 2022

Hey CHOA! We FINALLY have a confirmed opening date for the Clubhouse! Thanks to all of you and your patience while we got that figured out. I know from the outside it might seem as simple as "hire some teenagers, open up the doors," but there really was a lot of work that needed to be done behind the scenes.

We are starting the hours of operation and days the Clubhouse will be open slowly and gradually. The Clubhouse will be open Wednesday to Sunday, 3pm to 8pm on weekdays and 12pm to 8pm on weekends. These are not permanent hours, and we will use this starting point as a baseline to gauge traffic and interest. The Board can make a determination later this summer to see if these hours are working or need to be adjusted. And we always welcome and encourage homeowner feedback! We would love it if you could attend a regular board meeting and bring it up during the member comment period at the very beginning of the meeting. Even if you don't hang around for the meeting itself, homeowner feedback is invaluable and really helps the Board determine what action it will take.

And as a reminder, we are not yet creating or enforcing ID badges or guest passes – that will come later this summer or in early fall. For now, we ask that you just follow the HOA rules when it comes to guests and parties on the common areas (there's two articles about that specifically in this edition). If you've moved in to CHOA post-2020 and don't know what I'm talking about here, no problem – we will send out plenty of info well ahead of time when you actually need to do something about it. For now, you can just

sit tight and continue using our beautiful facilities like normal!

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

- Round one of our 2022 tree trimming is complete. This round focused mostly on the eucalyptus trees. Round two will take place later this fall, likely October, and will address all other tree types. Not every single tree in the common area is getting trimmed this year – but that should be spread out over a ~3 year period. If you have a question about a specific tree, find the silver tree tag and send me an email – I can let you know if it's scheduled to be trimmed this year!
- We have two new ping pong tables in the Clubhouse we can't wait for you to try, and are working on getting a new upgraded air hockey table. When that gets installed, it's gonna be REAL hard for me to resist the temptation to use it everyday...
- The Business Office door is scheduled to be replaced early next week. It was damaged a while back and the shipment finally came in!
- The side pool projects are getting close to finally being finished. The biggest hangup has been the permit process unfortunately. Because we got this project approved last year, we haven't had issues with equipment or supplies. Electrical at the west pool ended up being a more involved project than initially thought as none of the existing conduits were labeled and we had to deal with some serious Frankenstein-like (and mysterious) splicing jobs from past vendors. But obtaining approval from the city ended up taking significantly longer than expected, due to a myriad of reasons. I know you don't want to hear excuses, you

just want the pools open – I hear you! We are very close. If things go well, I can see the side pools opening in the next handful of weeks. So much of the timing depends on somebody else (the city) doing what they need to do. On our end, we are at about 95% done on the construction side of things. As soon as we have a more solid ETA, we will be sure to let everyone know!

- We have installed a new key fob entry system to the gym at the Clubhouse, meaning residents will now enter the gym from the pool deck and the gym hours will mimic the pool hours (while it's open). Residents wishing to use the gym will need to sign a new waiver and have their key fobs activated once that is done. This can be handled at the Clubhouse as soon as it is open – more info on this coming shortly!
- We are always looking for Architectural Committee volunteers! These integral HOA committee members perform inspections looking for violations and also meet monthly to review applications submitted by homeowners for proposed modifications to their property. This is a great way to give back to the community and meet some other fellow homeowners!
- A urinal in the Main Pool men's restroom is out of order – we are hoping that will be repaired shortly. We think either the touchless sensor is bad, or some related electrical component.
- We are working on getting options for replacing the drinking fountain over at the main playground, by tennis courts 3 and 4. Side note – parents who take their kids to the main playground, would you mind just making sure that your kids aren't pouring sand into the drain for that fountain? We are

regularly finding it backed up and clogged with sand for some reason. If you could pass the message along that would be much appreciated!

And as always, here's another book recommendation from the GM that one asked for but you're getting anyways...



Margaret the First

by Danielle Dutton

I definitely did not expect to love this book as much as I did - it's a short and sweet historical fiction about a real person, Margaret Cavendish who lived during the 17th century. Margaret was certainly unique - she was a voracious writer and was basically writing sci-fi in the 1600s. But the book is simply excellent - the writing is something special, and though it is short and moves quickly, it never overstays its welcome. Stylistically it's very interesting, and hard for me to put my finger on it - it's almost poetic, but never feels like a chore to read. And it's pretty darn funny to boot. Highly recommended! You don't need to be a fan of history to enjoy this one. And clocking in under 200-pages, it doesn't feel like an overbearing obligation for the next few weeks...

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

Walnut Country Preschool News



Walnut Country Preschool

Happy summer, neighbors! We wrapped up the school year with our students at the end of May with some very fun days. This May we had our Mother's day performance, ice cream social, splash day and carnival day. We look forward to our end of the year activities to celebrate the hard work our students do and to thank the families that make our school so wonderful. Each year is exciting and emotional as we send off our students to their next adventure in Kindergarten.

This year was no different and we joyfully commemorate 25 years of service by our beloved Mrs Linda who also gets to graduate from

preschool to retirement! We will never be ready for her to leave us, but are heartened to know that she will join us as a substitute, if needed. We were happy to present Mrs. Linda with many thoughtful notes from former students and families to share how much she has meant to you.

Have a very happy and safe summer to all our families and neighbors. Keep learning and growing!

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 Deck Repairs

At the most recent Board meeting, the Board approved a proposal for substantial repairs to the three clubhouse decks, as the deck surfaces are showing major signs of wear – one particular spot is cracked and water is leaking through the deck surface. While the deck structure as a whole was deemed sound by a structural engineer earlier this year, the surfaces and related components need some major work for all three decks.

This work is scheduled to begin in the coming weeks, but will not impede or delay the Clubhouse opening schedule or clubhouse operations in any significant way. The work will take place mostly on the exterior of the building, and there should be little to no interruptions on the inside. There may be a handful of days where the main lounge might be unavail-

able, but those should be few and far between.

Until repairs begin, the decks are all safe to use – the primary issue is the material/seal on the surface just wearing down and needing some repairs.

When we have an exact start date confirmed, we will be sure to let everyone know via eSignal and a post on the HOA website.



Example of the clubhouse deck surface in need of repair

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 week-day practices are held Monday through Friday, from 7:30am to noon. While the side pools are still closed, CHOA will have a lifeguard on site so that a lap lane can be made available to residents who wish to swim laps at the main pool during WCST morning swim practice. This may be adjusted when the side pools open.

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

Clubhouse Reservations & Parties

With the Clubhouse reopening also comes the ability for residents to rent out the clubhouse for private parties! We have used this time to re-evaluate the Clubhouse reservation processes and procedures with the goal of making things simpler and easier for everyone. We have listed some of the highlights below. Please note that what is listed here below is fluid and flexible, and can be easily changed by the Board if it's not working the way it was intended.

- All reservations are made online - link will be live soon and posted online
- The Clubhouse can be rented by homeowners or their tenants. If the tenant is renting, the corresponding homeowner must sign off as well
- Reservations can be made no more than 6 months in advance, and no less than

14 days before the reservation date

- A deposit check is no longer required. The online system will require a credit card, and a small temporary hold charge will be placed on the card. Your credit card will be charged after the reservation is complete. If anything is damaged or not cleaned up, the appropriate penalty charges will be added to the total cost as listed in the signed rental agreement
- The lounge costs \$300 to rent. The game room is an additional \$50, and the downstairs kitchen another \$75
- The Clubhouse can be rented on Fri, Sat, & Sun for a maximum of 8 hours (including take-down/cleanup)
- Owners are limited to one reservation per month

Homeowner Parties on the Greenbelt

Now that summer is in full swing, a lot of residents are probably looking forward to getting out in the sun and hanging out with friends and family in the common areas! Here is some helpful information about what is and isn't allowed in the HOA common areas, and how residents can handle parties and events with their guests.

- While the Clubhouse isn't currently open this week, we are planning on opening up later this month. Once open, residents will be able to rent the Clubhouse for private parties on Fridays, Saturdays, and Sundays. We have setup an online reservation system, complete with a calendar that you can view in real time. Using your computer or phone, you will be able to reserve and pay for a clubhouse reservation. You can see straight away what dates are available and make the booking without having to call the Clubhouse or Business Office! When that system goes live, we will send out an update via eSignal and it will also be available on the HOA website.
 - No other part of the HOA common area may be reserved for a private function – everything else is first-come first-served. Homeowners may use the greenbelt or common areas for private parties or gatherings, but the area cannot be reserved or set aside as unavailable to other residents and their guests.
 - Per the HOA rule book, each resident is permitted to bring up to 5 guests, however a one-day exception can be made of up to 15 guests per resident. If you need the exception made, you must contact the General Manager ahead of time for approval.
 - If your event includes any type of equipment, such as a bouncy house, game truck, laser tag, etc., you must contact the Association ahead of time. Bouncy houses in particular will require one-day event insurance due to the increased likelihood of an injury on Association property. Owners who use bouncy houses on HOA common area without HOA approval will be subject to the disciplinary process, and may be fined by the Board and lose common area privileges.
 - No alcohol may be consumed on HOA property – this is a liability and insurance issue. The exception is for certain contracted Clubhouse rentals and functions approved by the Board.
 - Please no glass containers on the common areas or pools.
 - No dangerous activities permitted on the greenbelt that might cause injuries to person or property. Examples include golf, or baseball using a hardball.
 - If you are having an outdoor event or party, please bring your trash with you back to your residence – please do not use the HOA trash cans for your private parties.
 - Common area curfew is 10pm – if using the greenbelt, please ensure your event is ended prior to this time, and that you have adequate time for cleanup.
 - All owners are responsible for the actions and conduct of their guests. If the guest causes damage or breaks a rule, the HOA owner will be held responsible.
- Bottom line – when in doubt, call the GM! We are happy to answer any questions you may have.

Central Greenbelt Water Tank Info

Veteran and long-time CHOA residents likely already know this, but it's normal for the redwood water tank by the lower tennis courts to have water seeping or slowly leaking out, especially for the top 1/3rd of it or so. This is because the tank maintains its seal through the absorption of water into the individual wood planks, which swell and close shut. When the water drains during irrigation periods, the wood dries out and slightly loses its seal. As the tank starts its process of refilling in the mornings, the water will take a little bit of time to be absorbed into the wood planks and successfully re-seal. During this time, some water may leak through the cracks, especially at the top, where the wood sees the most fluctuation in water levels.

We have noticed lately that it's been leaking a little more than we'd like, mostly near the top couple of feet, and we are working with a wood tank specialist to confirm if this behavior is normal or if we can have the wood adjusted. Wood tanks are pretty rare nowadays and the only vendor we've been able to find who is willing to work on them (or even knows how!) is out of Oregon. But they sure are cool looking!

For reference, this water tank provides water to the irrigation system for the central greenbelt – from Marsh Elder Ct/Sweet Shrub Ct over to Corkwood Ct. It is filled with a combination of well water and district water.

We have also been working with the HOA landscapers to make full use of the well water available to us. This central water tank has two water



sources – the standard district water that we pay for, and a ~300 foot well with a pump. The well water is being pumped into the tank 24/7, trying to keep it full. This well water pumps at about 20 to 25 gallons per minute, and takes about 15ish hours to refill from empty. When we run the irrigation system, it will drain the tank fast – about 4 to 5 hours of irrigation would drain a totally full tank all the way down to empty. To help the irrigation system run all night, district water will begin to fill once the tank hits a specific level, about 3 to 4 feet. This district water fills much faster than the well water, and will help keep the tank from emptying and stopping the irrigation system.

Together with the landscapers, we are working on making sure that we are irrigating in a manner that uses as much well water as possible, and as little district water as possible, to help keep water costs down. Though this only irrigates a small portion of property (relative to the size of the common areas), it is typically neck and neck for our most expensive annual water bill (the other front-runner is the south slope, ~80% of which is dominated by those tall fescue grasses). The more effectively we can keep this area watered with well water, the lower our overall water bills should be!

AB 3182 - CC&R Amendment for Rental Restrictions

The state of California has recently passed a law that requires all HOAs in the state to amend their governing documents to comply with newly approved rental restrictions, if necessary. Unfortunately CHOA's existing documents did not comply with these new laws, and as such the Board has enlisted the help of legal counsel to draft an amendment to the CC&Rs to bring us into compliance with the law.

This law is called Assembly Bill 3182, and requires HOAs to impose less stringent restrictions on rentals. It does this in two major ways: 1) it requires HOAs to impose a maximum rental cap of 25% - meaning no Association can

limit rentals to less than 25% - and 2) it requires a minimum lease term of 30 days for rental units. Luckily CHOA's rental cap was already at 25%, so no change is needed there, but our CC&Rs currently require a minimum 6 month lease term for rentals - and that is what needs to be changed in our governing documents to comply with this law. It will need to change from a 6 month minimum to a 30 day minimum lease term.

However, because this is a part of our CC&Rs, and not just a rule, the way this change happens is a little different than you'd expect. A CC&R amendment typically requires 51% approval from the membership - meaning that, in our

case, 532 homeowners must not only participate and vote, but vote to approve the CC&R amendment. Even with a very popular amendment that everyone agrees should be approved, getting that many people to vote is difficult.

Luckily the state changed the requirements of this specific Assembly Bill, and allows the Board to make the change to the CC&Rs at a regular Board meeting. The one requirement is that the Board must, before officially approving the change, send out the proposed amendment to the membership and allow a minimum of 28 days to pass. During these 28 days, homeowners are permitted to provide

comments and feedback for the Board to review - but because this is a legally required change, even if most homeowners are opposed to the change, the Board is still obligated to approve it, otherwise the HOA could be fined by the state and could make the validity of all rental restrictions subject to challenge and reversal.

We will be mailing out the proposed amendment language, along with an explanatory cover letter, in the coming weeks for your review. If you have any questions about this process or the bill in general, please don't hesitate to reach out!

ID Badges & Guest Passes

Historically, the Association has required residents to have an ID badge on hand whenever using any of the HOA facilities, and guest passes whenever any non-resident guests are joining. These were always created by the Clubhouse staff during normal business hours. Since the Clubhouse has been closed, badge creation and enforcement has been on hold.

Now that the Clubhouse is reopening, our plan is to resume badge and guest pass enforcement later this year, after the Clubhouse has been open for a period of time and things have settled down.

We will give all residents plenty of heads up before anything changes! We will also make sure everybody has a generous amount of time to get their badges and guest passes before enforcement starts, probably about a month or two.

So for now - nothing is changing. Badges and guest passes are currently not re-

quired when you are using the HOA common area facilities (although if you already have them, it's probably a good idea to bring them with you!) But in the not-too-distant future (likely later this summer) we will resume badge and guest pass distribution, followed by enforcement a month or two after that. We want to make sure everybody has time to get their badges and guest passes if they don't already have them.

If you DO already have badges and guest passes, our plan is that those do not need to be updated in any way and you can simply continue using them.

In the meantime, we just ask that all owners and residents comply with the HOA rules regarding the number of guests permitted at any given time - which is 5 per homeowner. Residents are always responsible for the action of their guests and must be present with the guests at all times while using the common areas.

More Pickleball Clinics Coming Soon!

At a previous meeting, the Board approved two additional CHOA-sponsored Pickleball clinics scheduled for later this summer. We will host one on a Friday afternoon, and the second on a Saturday afternoon, so as many folks as possible can participate. This will be held by the same instructor who held our first clinic back in March, Patricia Strazzi. You can learn more about Patricia on her website at [https://](https://pickleballplayers.com/about-me/)

pickleballplayers.com/about-me/.

These will likely be held in early August. We will be sending out an RSVP email shortly. This will not be open to residents who already participated in the March clinic. Thanks to all who are planning on joining! If you are interested in playing Pickleball but have never played, this is a perfect opportunity to give it a shot!

Gym Information & Hours

The CHOA gym, located in the downstairs floor of the HOA Clubhouse (facing the main pool deck) is scheduled to reopen simultaneously with the Clubhouse, on Friday the 17th. However, we are making some changes to the gym - for the better! We have installed a key fob reader at the door facing the main pool, and that will now be the primary entrance. For the summer, the gym hours will be the

same as the Main Pool - 7am to 8pm daily.

Before accessing the gym, residents will need to sign a new waiver and have their key fobs activated for gym access. This can all be handled at the Clubhouse during regular business hours.

Our gym currently has the following equipment: one treadmill, one elliptical, one stationary bike, a large 3-part weight station for legs, chest, arms, and shoulders.

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Meet Team Antonia



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
antoniam@teamantoniam.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@teamantoniam.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@teamantoniam.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

(925) 212-4634
sharon@teamantoniam.com
DRE# 02065687



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