



Walnut Country - The Signal | Volume 2022, Issue 7 | Office Phone: 925-687-9961 | Email: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

### Central Greenbelt Concrete Project Starting Mid-September

At the previous July meeting, the Board approved a bid for removing and replacing about 8,100 square feet of concrete in the central greenbelt area. This is a project that the Board has been working on for months now, and we are thrilled that it's finally scheduled for later this fall.

The goal of this project was to replace problematic concrete throughout the greenbelt. Because of the large expanse of the greenbelt, this project was divided up into three phases. The first phase was the central greenbelt. East-West boundaries were Corkwood Ct and Marsh Elder Ct; North-South boundaries were Blueberry Ct and S. Larwin Ave. The focus within this area was 1) slick or slipper concrete, due to improper finishing or erosion from irriga-

tion, and 2) cracked or broken concrete that was failing or might be a trip hazard.

This project is estimated to take about two weeks and is scheduled to start in mid-September.

While underway, the walkways themselves will be closed off to pedestrians. We will ensure that there is proper signage installed indicating appropriate pathways for residents during construction, but during the two week project, most of these concrete walkways will be closed off and unavailable. You will still be able to walk around in the grass, but you may have to take a bit of a roundabout, indirect route to get from one side to the other. We apologize in advance for the inconvenience, but think it will be well worth it once everything is finished!

We will also be hiring on-site security to ensure that no concrete is vandalized or tampered with after hours, while it's curing. If you have children, we would be grateful if you could pass the message along and remind them to be respectful of the property they live in and not give in to the temptation to write their name (or some more other, more inappropriate shape) in curing concrete, no matter how tempting it might be!

We are excited for this project to be completed and can't wait to see the new walkways when everything is finished. The greenbelt is arguably CHOA's most treasured amenity, and think this project will do a great deal in keeping it that way!

**See page 6 for a detailed map of the impacted areas!**

### Clubhouse Deck Repairs Starting This Week

At the June meeting, the Board approved a proposal for significant repairs to the three Clubhouse decks. This work is now underway, and will continue likely into early September. The decks are all structurally sound (they were inspected by an engineer earlier this year) but the surface material is pretty badly disintegrated and not waterproofed, so major repair work is needed. The vendor will be tearing the deck almost down to the studs, then rebuilding from there. Once all water damage

is repaired, a new deck surface and seal will be installed that should last for many years to come.

This project should have very little impact on the interior of the Clubhouse, except that (for a short time) a small corner of the Lounge may be taped off for a few days. But this will not impact any Clubhouse reservations made during the month of August or early Sept.

Additionally, a small area of the pool deck, specifically under the balcony area by the Clubhouse, may be closed off for a few days dur-

ing demo – be on the lookout for signage installed by the vendor. But the pool itself will be unimpacted and will remain open during this project.



## Walnut Country THE CROSSINGS

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### Upcoming Schedule

#### Board of Directors Meeting

- Thursday, August 25<sup>th</sup> @ 7pm

#### Architectural Committee Meeting

- Thursday, August 18<sup>th</sup> @ 6pm

### Board Meeting Info

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

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

### 2022 Pool Hours

#### Main Pool

Open Daily | 7am to 9:30pm

#### Side Pools

Currently closed for mtn.

Please visit [www.walnutcountry.com/facilities/pools/](http://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 June 30<sup>th</sup>, 2022

### Current Assets

Cash - Operating	\$	318,529
Cash - Reserves	\$	2,257,749
Receivables	\$	36,247
Prepaid Expenses	\$	36,402
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>2,648,927</b>



## A LOOK at the BUDGET

### Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$	165,813
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### Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments	\$	(5,308)
Total Outstanding Fees and Fines	\$	(4,849)
<b>TOTAL OUTSTANDING DELINQUENCIES</b>	<b>\$</b>	<b>(10,157)</b>

### Year-To-Date Budget Report

	YTD Actual	YTD Budget	YTD Variance
<b>Total Revenue (Accrued)</b>	<b>\$ 698,134</b>	<b>\$ 695,554</b>	<b>\$ 2,580</b>
<b>Operating Expenses</b>			
Insurance	\$ 30,949	\$ 30,800	\$ (149)
Taxes & Permits	\$ 2,451	\$ 5,748	\$ 3,297
Legal Fees/CPA	\$ 8,522	\$ 8,375	\$ (147)
Management & Accounting	\$ 111,468	\$ 110,777	\$ (691)
Office, Admin, & Mailing	\$ 24,177	\$ 17,630	\$ (6,547)
Staffing/Payroll	\$ 5,613	\$ 67,352	\$ 61,739
Security Patrol & Gates/Fences	\$ 7,748	\$ 11,000	\$ 3,252
Alarm Systems	\$ 3,377	\$ 3,048	\$ (329)
Landscaping & Irrigation	\$ 95,992	\$ 97,652	\$ 1,660
Pest Control	\$ 7,430	\$ 7,500	\$ 70
Maintenance & Janitorial	\$ 13,547	\$ 9,250	\$ (4,297)
HVAC & Plumbing	\$ 3,419	\$ 3,488	\$ 69
Building Mtnc (Roof/Carpets)	\$ -	\$ 1,298	\$ 1,298
Pools, Tennis Courts, & Dog Park	\$ 18,237	\$ 26,578	\$ 8,341
Utilities	\$ 91,186	\$ 114,279	\$ 23,093
Bad Debt (For Delinquent Owners)	\$ -	\$ 250	\$ 250
Reserve Transfer	\$ 180,540	\$ 180,540	\$ -
<b>Total Operating Expense</b>	<b>\$ 604,656</b>	<b>\$ 695,565</b>	<b>\$ 90,909</b>

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 // August 2022

Hello Walnut Country, The Board and I hope you are enjoying your summer.

We held our last monthly meeting on July 28<sup>th</sup>. Below are some of the highlights and additional news for the Association.

### Central Greenbelt Walkway Repairs

The Board approved a project this month to repair or replace large sections of the concrete walkways in the central greenbelt area. Many of the areas have become uneven from the shifting soil and have cracked or broken. This work will start in the Fall and will take several weeks from beginning to end. This project will cost just under \$150,000.

### Clubhouse Reservation Policy

With the reopening of the Clubhouse, our General

Manager has worked to re-vamp and streamline the policies and procedures for homeowners to reserve the facility for private events. You can now conduct a majority of your reservation request on line. You can also check availability on the website to help you with planning. See the Walnut Country website for more information.

### Signal Distribution

Since the beginning of the Pandemic, the Association has not been distributing a paper copy of our monthly Signal to your doorstep. Instead we have been relying on residents to go to the CHOA website and read the online digital copy to stay updated on events and important information for our community. We know that less than half of the community has signed up for the eSignal email delivery. It also

appears a lot of community information is not making it to our residents. We have decided to bring back door to door distribution of a printed copy of the Signal, in addition to continued electronic distribution, as a pilot program. Our goal is to make sure we are reaching all of the community. The cost of the printing of the Signal is typically offset by the revenue from advertising. Our General Manager will begin reaching out to residents who in the past who had assisted with the distribution. He may also be looking for additional volunteers. Please email our GM if you would like to help. Distribution of the printed Signal will start some time in the Fall.

### Annual Elections

Our annual elections for Board members closed in July. In the end, three persons applied for three open

seats. We therefore are not required to send out ballots. Once the election is certified by the inspector of elections, we will announce the results, ailing the general manager.

Thanks for reading. Hope to see you at our next regular Board meeting on August 25<sup>th</sup>. 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



## Architectural Committee Chair Corner // August 2022

While it's an ongoing challenge to keep our properties attractive while reducing water use and we've relaxed enforcement of keeping lawns green, this does not mean that it's OK to just let our yard die and become a weed patch. If you have a front lawn, keep it trimmed and use enough water to keep it alive.



For those of us who have a truck or trailer, the Contra Costa Sanitary District offers FREE recycled water to residents at its treatment facility at 4797 Imhoff Pl., Martinez. You need containers (such as 55 gal plastic barrels available from ACE) and the facility is open Mon-Sat 7AM-2PM. This can really help complete loss of your lawn.

For those with 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 began 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 members is Koki and he tells us:

*I joined the Architectural Committee two years ago because my family loves living in this beautiful, family-friendly development, and I wanted to contribute to keeping it that way for my family and for the many wonderful families we've met in the years that we've lived in this community. My only regret is not joining sooner!*

*What I enjoy most about serving on the Architectural Committee is walking the neighborhood and meeting new people. The Crossings is*

*full of friendly people with great taste! Seeing our neighbors' home improvements go from application to installation gives me inspiration for my own home improvements!*

*Architectural Committee service binds me a little more tightly to this wonderful community. It reminds me that communities don't just happen - they need to be nurtured to thrive. It's not always easy, but this neighborhood is worth it!*

As Koki says, being part of the Committee is an opportunity to meet new people and to help in the running of our community. We need a couple new members and if you would like to volunteer to join us, please contact the General Manager for guidance on joining the team.

**Ken Dixon**  
ArchCommittee Chair

## General Manager's Update // August 2022

**H**ey CHOA! Can't believe the summer is almost over and the kids are headed back to school...feels like just last week it was heating up and we were putting our winter jackets back in the closet. But since this is California and it might never rain again, at least we know it'll be a nice and comfortable fall.

Anywho, lots of interesting stuff to go over from this month! The Board met at their regularly scheduled meeting (the 4th Thursday of every month via Zoom – please join us if you haven't yet attended a meeting!) and lots of action taken and decisions made. Here is a quick highlight reel, as well as some property updates from the month of July!

- We installed some new wood chips at the east playground, as existing levels were getting low. Should be much nicer for the kiddos now
- A broken urinal was replaced in the men's restroom at the Main Pool
- The gym key fob entry project is complete and the gym is now open to all residents – with the same operating hours as the pool. As a reminder, owners need to stop off at the Clubhouse first before using the gym, to sign a new waiver and get their key fobs activated by the staff. Once your key has been activated, you are free to use the gym daily
- We added more irrigation to the three big trees at the south end of the dog park, near the main entry. Previously the trees had been getting water from the irrigation for the surrounding grassy area. The grass was then removed earlier this year as a part of the DG project. Originally the landscapers thought there would be enough water for them from the runoff of the ivy just above. They started to stress, so we added some bubblers to get these trees

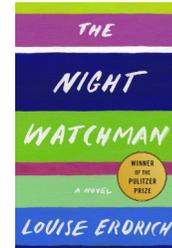
more water. You should see an improvement very soon!

- We have a new Lost & Found setup at the main pool. There is a large bin over by the showers where the Clubhouse staff will store clothes and swim gear left behind by residents. Valuables (like keys, wallets, sunglasses, etc) turned in or picked up by the staff will be stored in the clubhouse office.
- Earlier in July we had an issue with the Main Pool entry gate, where it wasn't staying locked after opening. The vendor came out and made the necessary repairs, so everything should be working normally now. Never a dull moment when it comes to access control...
- We are working with the landscaper to get us a bid for restoring the landscaping in front of the Clubhouse and preschool, on the outside of the gates that border the street (just the western half, beyond the entry gate. The eastern half is in great shape). The goal is for that area to match the other side and bring back a more uniform look, especially since this particular area sees so much pedestrian and car traffic.
- There's a write-up specifically about this in this edition, but we are removing a handful of dead trees from the South Slope. This one is a long time coming! Once removed, we'll be working with the landscapers to get these dead trees replaced.
- We recently replaced a condenser fan motor and capacitor in the Clubhouse HVAC system, as one of the four AC units there wasn't working properly. Additionally, we are working with the HVAC vendor to replace the metal floor vents with some new models. The current vents are OLD – most are bent or in pretty bad shape.
- We recently trimmed back some trees along Ygnacio Valley Blvd that are the HOA's responsibility – this is something we need to do

at least once every year or two.

- And as a reminder, the Clubhouse is currently open Wednesday through Sunday! Come stop by if you haven't yet – we've got two nice billiards tables, two brand new ping pong tables, an air hockey and foosball table, even shuffleboard. There is also a lounge with comfy chairs where you can just relax and read a book or just escape from your family for an hour or two (kidding! Unless...)
- As far as the side pools, we don't have a great update right now, except that we think the West Pool will likely be open sooner than that East Pool. The west pool plans are being resubmitted to the city this week. Once the city approves, we're about 1 week away from being able to open the pool up. We are working with a contractor who is reviewing the plans before submitting to make sure our vendor isn't missing anything and there aren't any additional delays. The East Pool is waiting on an engineer to finish up some drawings and calculations for us. Once that's done, our contractor will review everything before submitting, then it's the same timeline as the west pool. But I'm thinking (if all goes according to plan), it's not unreasonable to think that the west pool could open up before the end of the month. As soon as the city approves our submittal, we will send out an update with a tangible ETA for when the pool will open!
- 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!

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



### The Night Watchman

by Louise Erdrich

*This book was certainly interesting. It's a little slow moving, and meandered between "I'm bored" and "oh my lord that chapter was incredible". But it won the Pulitzer in 2021, so it must be good right? Honestly, yes, for the most part – but it didn't blow me away. It's the story of a Native American community in North Dakota in the 1950s who are working to stop the proposed elimination and displacement of several tribes by the US government. The writing is (mostly) great, but sometimes veers into kind of silly or campy territory. I get that it's set in the 50s, but the dialog is jarring sometimes, and takes me right out of the moment. When the book is on, it's on – but often it gets distracted with some side characters doing things that (as far as I can tell) didn't impact the plot, but did help further develop and contextualize the story's atmosphere. I'd say it's 80% great, 20% slow and mediocre. It's a slow burn, but probably a worthwhile read overall. Funny that most of my review here is harping on the negatives, but I'm still going to recommend it. I think it's because it had the potential to be incredible – it got close, but didn't quite stick the landing. You learn a lot about native American culture and way of life, and it makes you really think about how manifest destiny and westward expansion impacted this group of people we often forget were here the whole time. Solid book, but I wanted to like it so much more than I actually did. Still gets a recommendation from me!*

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 Mazza**  
CHOA General Manager

## 2022 Board Election Update

As you are likely aware, the HOA holds an election for Board Members every year. Each Board term is two years. For 2022, three of the seven board seats were up for election. A call for candidates went out earlier in the year, and as of the deadline (July 23rd) we received three nominations for the three open seats. Because the number of candidates was equal to the number of seats up for election, this year's election will be by Acclamation, meaning no ballots will be sent out, and the three nominees will automatically be elected to the Board during the Annual Meeting later this fall.

### The three board members will be:

- Mike Kindorf (incumbent)
- Jason Moore (incumbent)
- Sandeep Singh

A big thanks to Mike and Jason for continuing to volunteer their time on the CHOA Board, and to Sandeep for stepping up and throwing his hat in the ring! Being a Board member is a volunteer position, and the success of CHOA largely depends on its Board members and Board participation.

These three individuals will be officially seated on the Board during the Annual Meeting of the Members later this fall. Next year, four Board seats will be up for election. If you have any questions about the election process, or are interested in maybe joining the board but have some questions, please reach out to the Business Office any time!



## Free Items Left on Sidewalk

The Architectural Committee wanted to pass along a message to owners who have been seen leaving items marked "FREE" on their sidewalks. We fully appreciate communities like the "Buy Nothing" groups and those wishing to reduce their footprints by offering these items up for donation instead of just throwing them away. However, items left out in public for many consecutive days might have a negative visual impact on the community, and is something the HOA rules do not permit.

We would like to respectfully ask that these types of items not be left out in the street or sidewalk for more than a day or two, if at all possible. If left out for more than a few consecutive days, it may be seen as a nuisance and have an adverse effect on the community's

aesthetics and the goals of the HOA. Again, we understand the intent behind this is totally positive and we certainly support these efforts – but would recommend against leaving items out on the curb for more than a few days if possible. We might recommend scheduling this sort of thing for specific days, publishing that schedule within your group, and then removing the remaining items from sight outside of that particular published schedule. The CHOA architectural committee and Board appreciates your attention to this matter!



## August Side Pool Project Updates

Here is the most up-to-date info available on the side pool projects: Construction is about 95% done for both pools, and has been for quite some time. The delays at this time are permits from the city of Concord. We mentioned previously that we have brought in a general contractor familiar with the city's requirements to assist our contractor with their submittals to the city. Right now, we do not have a valid permit for either pool.

The west pool submittal is currently being reviewed by the GC we brought in, looking for any errors or omissions that might cause a delay in approval. Once the GC confirms this looks good, our contractor will submit the plans to the city. Our goal is for this to be the very last time we submit to the city for approval. If approved, we have about a week's worth of work to finish up. This includes closing up the walls and cleaning out the pool, getting the water ready for swimming. We can't do that ahead of time because there is currently no working power in the pump room, and we need that to run the pumps and filters. If we obtain city approval, we can put out an actual, tangible opening date for the west pool!

The east pool requires a little more work. The city needs an engineer to sign off on some additional plans due to some ventilation being installed at this building. Our contractor is currently working with the engineer to get

these plans finalized. Once that's done, we'll bring in our general contractor to review everything and make sure it looks good. Then we submit to the city and, once approved, we are on the same ~7 day timeline for reopening.

Our best guess is, so long as this is the last time we re-submit, it's reasonable to believe that the west pool will open before the end of the month or the first week in September. The east pool might be a week or two behind, depending on how long the engineer takes to do what he needs to do.

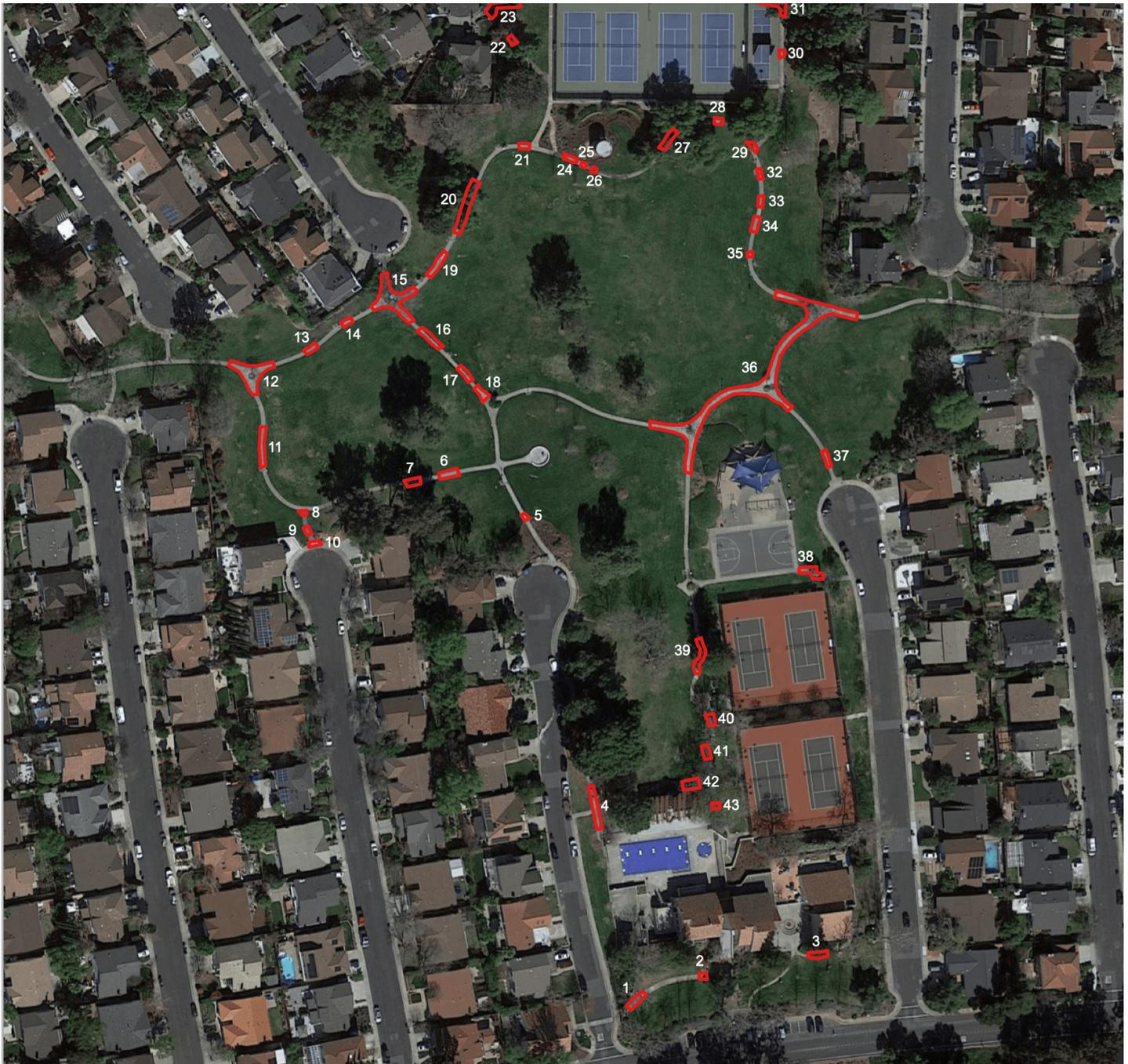
As mentioned previously, we are very frustrated with how this project has turned out. What was expected to be a relatively straightforward, three to four week construction project has turned into a nine-month nightmare, if I may be so frank. This whole ordeal has been very trying – for you, the resident who can't use two of the three pools, for the Board, who feels the same way and wants these pools open ASAP, and for management, who has to pass along seemingly fruitless updates to residents who just want to use the darn pools before it gets cold! We hear you.

It's certainly been a learning lesson for all involved and we are really appreciative of your patience while we get this ironed out. Hopefully the next update you get is one with a scheduled opening date!

### IMPORTANT PHONE NUMBERS

Concord Police (24/7 Dispatch)	925-671-3333
Concord Police (Non Emergency)	925-671-3220
CHOA Business Office	925-687-9961
CHOA Clubhouse	925-823-0250
CHOA Security ("Alarm Response")	415-854-8514
Concord Public Works	925-671-3132
Code Enforcement	925-671-3075
County Animal Control	925-608-8400
CORE Homeless Outreach	211

## Central Greenbelt Concrete Replacement Map // Starting Mid-September



### New Lost & Found Bin @ Main Pool

Now that the Clubhouse is open and staffed, we are resuming the CHOA lost and found for any items or belongings left behind at the Main Pool or in the Clubhouse itself.

If you leave something like a towel, article of clothing, swim accessory, or other

non-valuable item, the Clubhouse staff will place it in the big Lost & Found bin on the pool deck over by the showers and bathrooms. The Clubhouse staff will go over the pool deck daily, removing things that are left behind and putting them into the Lost & Found bin.

Valuables like car keys, phones, wallets, glasses, etc will all be stored with the Clubhouse staff inside the office.

To those good Samaritans who find something left behind on the greenbelt and want to turn it in to HOA staff – please do so at the

Clubhouse during normal business hours. Any resident who thinks they lost something in the greenbelt or any CHOA facility can ask the Clubhouse staff if it's been turned in.

## Board Meeting Summary // August 2022

The CHOA Board of Directors meet every month on the 4th Thursday. During these meetings, all Association business is conducted. This is where your Board makes just about every decision related to the HOA – the budget, contracts, vendors, projects, rules, policies, etc. Pretty much every action taken by your board happens in these meetings, so it's always recommended that owners attend, so they have a grasp on what's going on in the community.

Of course we understand not everyone can make every meeting. After the meeting is over, the GM puts together the meeting minutes – a record of all decisions made during this meeting. Minutes are not meant to be a “summary” of the meeting, but rather a simple record of all action taken by the Board. Minutes are in draft form until approved by the Board at the following meeting. Once approved, they are signed and made available on the HOA website. This is usually about 30 days after the given meeting. Owners can always request to see a draft copy of the minutes from the General Manager, if you don't want to wait for the finalized version.

For those who didn't attend and don't want to bother with the minutes, here is a brief summary of what happened during last month's Board meeting. Important note: this is in no way an official record of the meeting – that would be the Minutes. This is simply an informal summary from the GM's perspective.

- The meeting started at 7pm and several homeowners were present and provided feedback and comments during the homeowner's open forum.
- The Board then approved the minutes from the previ-

ous meeting, received reports from the Committee Chairs, and reviewed the HOA financials for the month of June. They resolved to send one delinquent account to collections if it's not brought current by Sept. 1.

- The Board voted to ratify the decision to extend the main pool hours to 9:30pm daily, because the side pools are still not open.
- The Board voted to approve the new Clubhouse Reservation Policy as presented by the GM. A summary of all documents included in this policy is available on the HOA website at <http://walnutcountry.com/facilities/clubhouse/reservations/>.
- The Board talked about the current Clubhouse schedule, and asked the GM to collect more data from the Clubhouse staff (specifically around how many people use the Clubhouse on an hourly basis) so it can make a potential decision about increasing or changing the Clubhouse operating hours. This will be reviewed again at the August board meeting, once the data is recorded by the Clubhouse staff.
- The Board approved an owner's request to use the CHOA logo for repainting or stenciling address curb numbers.
- The Board approved a revised proposal from the HOA landscapers to restore and enhance the landscaping at the west entrance monument sign, along Cowell Rd. This area has been struggling ever since the city's asphalt sealcoat project last year. This project should revitalize this area!
- The Board reviewed a bid from the landscapers to convert almost 40,000 square feet of turf into low-water shrubs and bark, mostly on the west entrance side, half by the area that was just replaced with cob-

ble, and the other half inside the gates when you first enter the greenbelt. The Board liked the idea, but was not in favor of all areas being converted (especially the interior gated area – that is used frequently used as a recreation area by residents). The Board asked for a revised bid with a bigger focus on non-recreational turf areas, that are mostly decorative. This revised bid will be reviewed at the August meeting.

- The Board discussed replacing the drinking fountain by tennis court #3 and the main playground. This fountain has been having issues because individuals continue to pack the drain full of sand. The Board wanted to see more replacement fountain options that either did not have a drain, or had something that would prevent sand from impacting drainage.
- The Board approved a bid for major concrete removal and replacement work in the central greenbelt. See the cover page story for more info on this one!
- The Board discussed the south slope well, which is not in great shape. A vendor recently performed an inspection for us and told us it would be cost-prohibitive to repair the existing well and would make more sense to drill a new one. The Board is currently deciding between drilling a new well, or abandoning the well altogether and putting its energy (and earmarked money) instead towards making a more water-efficient south slope landscape. No decisions were made at this meeting – the Board asked for more irrigation info from the landscapers for the south slope, and how it's all connected to the water tank.
- The Board approved moving forward with possible HOA activities using the CHOA facilities, like water aerobics at the pool. The GM will work with two del-

egated board members to make this happen.

- The Board had a lengthy discussion about possibly resuming physical distribution of the monthly Signal. A motion carried to resume the physical Signal distribution as soon as is practicable, likely in September or October. This item will continue to be included on future agendas for discussions as needed.
- And finally, for the 2022 Board election, we received three nominations for three seats up for reelection. As such, this year's election has been deemed one by Acclamation, meaning these three will automatically be seated on the Board during the 2022 Annual Meeting and no ballots will be mailed out. The three Board members elected are Mike Kindorf, Jason Moore, and Sandeep Singh.
- The meeting ended at 9:31pm.

As a reminder, all meetings are currently held via Zoom and start at 7pm on the 4th Thursday of every month. All homeowners are welcome and encouraged to attend! Contact the GM if you have any questions about how any of this works.

The agendas and notices for all Board meetings are posted outside of the Business Office a minimum of four days before the meeting. We also post the notice on the HOA website, and send out a link via the eSignal email blast. The agendas will have the Zoom info so any homeowner can attend.

The Homeowner's Open Forum is always at the beginning of the meeting, so if you don't have time to stick around for the whole meeting, no problem! Show up, speak your piece, and feel free to disconnect whenever it's most convenient for you!

## South Slope Fescue Grass Removal Project - Starting in September

We mentioned this briefly in the previous Signal, but figured it was worth revisiting. You may have noticed a large chunk of the grass along the South Slope drying out and dying over the last month. This is by design, and part of a large landscape project about to get underway!

During the May Board meeting, the Board approved a bid from the Association's landscapers to remove all of the fescue grasses between

Leatherwood Ct and Oakbrook Ct, and replace those areas with trees, bark, and cobble. The fescue grasses along the South Slope make up about 80% of our water bill for this area (which last year was almost \$50k!).

The Board is prioritizing this project for two reasons: 1) the fescue grasses require a lot of water and are certainly a non-recreational turf area, so the board sees this as an ideal opportunity to replace non-recreational, high-

water use grasses with something that is more appealing and also uses significantly less water, and 2) the south slope well is in bad shape and has not been working properly for the last year or so.

For background, the central well has historically provided us with about 20-25 gallons per minute of water, on average. The south slope well historically has netted us around 5-10 gallons per minute. In addition to that, the south slope area has significantly higher amounts of iron, and that ends up clogging the pump motor and well itself. This in turn requires frequent (and expensive) maintenance to ensure the well is working properly – but again, even when working as intended, it is bringing in a much smaller amount of water than the central well.

This is a long-winded way of saying that the south slope well might not be worth the continued cost for maintenance, or a hypothetical future cost to drill a new well. Because of this, the board is focusing on reducing the need to water the south slope, since it is purely decorative.

The south slope is made up of four irrigation controllers, all pulling water from the south slope water tank. This tank is filled up

with district water and well water (when the well is working). This project in particular is attacking one entire irrigation controller area, and converting that away from the fescue grass into low-water use trees. The cobble added at the bottom is to help with erosion control – without that, dirt and mud during rains (or even heavy irrigation) might flow over into the street and storm water drains.

If this project successfully reduces our water bill (and enhances the visual of this area), the board will consider continuing this, or some fescue-removal equivalent, along the entire stretch of the South Slope as a means to reduce our need for water in this non-recreational area.

The project is scheduled to start around early September. Until then, the landscapers will not be watering this portion of grass along the south slope. Forgive my crudeness, but the deader the grass is, the fewer chemicals are needed to kill off and remove whatever is left! So not only are we saving money by not watering this grass that will be shortly removed, we're reducing our environmental impact by using a much smaller amount of chemicals and herbicides!



## Dead Tree/Shrub Removal @ South Slope

We are currently working with the Association's landscapers to remove several dead trees along the South Slope. Our arborist identified a total of 7 dead trees or very large shrubs in need of removal and stump grinding, and that work should be finished sometime this month.

Five of these shrubs/trees are located near the Business Office and Clubhouse; another is across from Adelia, and the last pine tree is across from Barberry and Leatherwood.

Once complete, we will work with the landscapers to revitalize these areas with new trees and shrubs, to do our best to ensure that this South Slope remains a beautiful barrier between CHOA and the busy Ygnacio Valley highway. We will likely shift focus to these areas after the South Slope fescue project is complete, so we can get a better sense of how that might impact these areas.

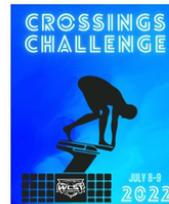
This one has been a long time coming, so thanks all for your patience!



## THE TRADITION CONTINUES...

The 2022 Swim Season is now in the books,

- We hosted 5 dual meets
- We hosted our Crossings Challenge Invitational Meet
  - Over 500 swimmers
- We attended 6 away meets
- We attended the Dana Hills Pentathlon, DCSL Championships, Concord City Meet, and Contra Costa County Invitational Meet



Once again, our Stingrays enjoyed the opportunities to make long-lasting friendships, to learn about teamwork and team spirit, to gain confidence by overcoming individual challenges, to become role models, to have fun, to express themselves, to enjoy family time, to experience the rewards of hard work...



WCST is grateful to the Crossings community for supporting the offering of these traditional values to our youth.

## August Pickleball Clinic a Success!

Thanks to everyone who attended last week's CHOA-sponsored Pickleball clinics! Hope to see you all back on the courts soon!



Friday, August 5<sup>th</sup> participants



Saturday August 6<sup>th</sup> participants

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#### What clients are saying:

**Lisa, Devon, England**

Christine's channeling really resonates with the messages I have also been feeling through my own intuition. It is really so beautiful to hear Christine speaking, really comforting. She has the most calming voice and energy.

**Ellen, Humboldt, California**

I have had two channeling sessions with Christine. She brings a lot of light to her channeling. I could feel my heart chakra opening as she spoke and love washing over my body. The insights that came through rang true and provided spiritual guidance. Christine is a gifted channel and I recommend her especially for those looking for guidance, help making a decision, deeper connection to their own higher selves and spirit guides or in need of comfort and encouragement.

**Carmen, Greece**

After receiving Christine's recorded channeling, I had to sit with it for a while. It moved me incredibly. When she asked me for a review, I was already thinking I wanted to write a great thank you and recommend that everyone, who is able, give themselves this gift. Both the light from the Guides and from Christine herself is so warming and glorious that I'd want everyone to experience it! I am grateful!

**Nargiz, Concord, California**

I had amazing session with Christine!  
As I am going through some changes in my life I needed guidance from above. I am spiritual person and do believe that we have connection with our dear ones that passed away. Christine just proved that. I was able to connect to 2 dear ones and it was amazing experience. Very comforting and emotional. I highly recommend her.

Schedule a session with Intuitive Channel and Medium,  
Christine Boschen online at  
<https://convergeforward.com/channeling-medium/>

Questions? Call Christine at 925-951-7258.  
All appointments via Zoom.  
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