

THE CROSSINGS The Signal

FEBRUARY, 2015

Association Web Page
www.walnutcountry.com

WCST ICE CREAM SOCIAL
(See page 6)

MOVIE NIGHT Feb. 13—6:30pm
"THE NUT JOB"

ARCHITECTURAL NEWS
(See Page 6)



It's Coming Soon ... Our 5th Annual Home Improvement Expo!!!
Saturday, February 28, 2015 in the Crossings, Concord

Spring is remodeling season. I know that many of you are dreaming of home improvement projects for 2015. Launching these projects can be daunting! There are so many design options - and how do you choose a great professional to get the job done? That's why we put on the HOME EXPO. This event is held in a HUGE white tent on the WC basketball court. We feature booths with a selection of home improvement vendors that my colleagues and I have worked with for years. The Home Expo is FREE to the public. Drop by on Sat, Feb. 28th from 9am—2pm and meet excellent, local, reputable contractors, plumbers, electricians, stagers, kitchen designers, landscapers, and many more!

See you there — Nancy Bennett

PREPARING YOUR LAWN FOR SPRING

Remove debris: Rake away debris from the fall and winter months. Left over rubbish on the lawn can get in the way of mowing, watering, planting seed and so on. Raking has the added benefit of loosening the surface of the soil, encouraging healthy airflow.

Apply more grass seed: Use a rake to open the surface. Mix the grass seed with new soil. Spread the soil/grass seed mixture over the surface. Regularly water to foster hearty and fast grass growth.

Mulch : Mulch is a protective covering that locks in moisture. Mulching to a depth of 2 to 4 inches around the bases of trees, shrubs and in flower beds will retain water and keep plants warm .

Water deeply : It's better to water only when your lawn needs it with a lot of water. If you water deep and sparingly, you will train the grass roots to dig deeper into the soil.

LUNAR NEW YEAR CELEBRATION

Come on down to the clubhouse on Saturday, February 21st and help us celebrate the Year of the Sheep. Bring a dish to share and partake in the fun of this special holiday. You may RSVP to jjjwang28@yahoo.com, or recdirector@walnutcountry.com. The deadline to make your reservation is February 15th.

THE ARCHITECTURAL COMMITTEE NEEDS YOU!

We are still short one committee member. If you have any interest in giving something back to the community please attend the next meeting taking place on Wednesday, February 25th at 6:30pm in the Business Office.

DOG PARK

Good news! The dog park is now fully stocked with bags to pick up after your loving four legged friend. Thank you for keeping the dog park a safe place to walk and play.

Special Dates

| | | | | |
|-----|----|--------------------------------------|------------|------------------------|
| Feb | 1 | Super Bowl Party Extravaganza | 2pm | Clubhouse |
| Feb | 4 | Landscape Comm. Meeting | 7pm | Business Office |
| Feb | 11 | Senior Potluck Dinner | 5:30pm | Clubhouse |
| Feb | 13 | MOVIE NIGHT | 6:30pm | Clubhouse |
| Feb | 17 | Book Club Meeting | 6:30pm | Clubhouse |
| Feb | 25 | Architectural Committee | 6:30pm | Business Office |
| Feb | 26 | Board of Directors Meeting | 7pm | Business Office |
| Feb | 28 | Vendor Expo | 9am—2pm | Upper Basketball Court |

Treasurer's Report (Year To Date)

BALANCE SHEET as of December 31, 2014

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Current Assets

| | |
|-----------------------------|---------------------------|
| Cash Operating Acct. | \$245,844 |
| Cash Reserve Acct. | 2,273,919 |
| Receivables | 21,301 |
| Prepaid Expenses | 0 |
| TOTAL CURRENT ASSETS | <u>\$2,541,064</u> |

Current Liabilities & Capital

| | |
|--|---------------------------|
| Liabilities | \$69,876 |
| Reserves | 2,273,919 |
| Owner's Equity | 141,765 |
| Income | 55,5046 |
| TOTAL CURRENT LIABILITIES & CAPITAL | <u>\$2,541,064</u> |

Year-To-Date BUDGET REPORT

| | Actual | Budget | Actual Over or (under) Budget |
|--------------------------------|--------------------|------------------|--|
| Total Revenues | \$1,315,046 | \$1,289,450 | \$25,596 |
| Operating Expenses | | | |
| Payroll/Benefits/Taxes | \$113,012 | \$128,112 | \$(15,100) |
| Management Expenses | 144,549 | 143,425 | 1,124 |
| Office Equip/Supplies | 29,616 | 34,950 | (5,334) |
| Professional Services | 7,720 | 32,640 | (24,920) |
| Facilities Repair/Maint. | 275,325 | 280,580 | (2,099) |
| Recreation | 5,611 | 7,800 | (2,189) |
| Utilities | 189,267 | 182,004 | 7,263 |
| Security Expenses | 45,594 | 43,770 | 1,824 |
| Insurance | 47,162 | 39,800 | 7,362 |
| Tax & Licenses | 12,648 | 7,210 | 5,438 |
| Reserve Expenses | 387,123 | 370,900 | 16,223 |
| Miscellaneous Expense | 1,916 | 11,000 | (9,084) |
| Total Operating Expense | \$1,259,543 | 1,282,191 | \$(22,648) |
| Net Income | \$55,503 | \$7,259 | \$48,244 |



Pat Magee: General Manager

The Crossings Business Office

925- 687-9961

Businessoffice@Walnutcountry.com

President's Corner – February, 2015

With our new year a month old and having closed the books on 2014, I'm pleased to inform the association that our financial strength **remains in excellent shape**. At the end of 2014, we were under budget on expenses, over on income and our reserves remain well-funded near 100 percent. Not many HOAs can claim this excellent financial health. The Board and our new General Manager, Pat Magee, have every intention to continue to manage our finances closely.

On a more serious note, the recent windstorm just before New Year's did fell 3 trees. However, through quick action, we were able to get these cleaned up with little risk to safety. On a more important note, the fact that we "only" lost these 3 trees during that significant storm is a testament to the close management we continue to do around our landscaping. Along those same lines, we also had quite a problem with "dead" palm branches falling and littering the roads and sidewalks. The palms are not association trees, but on homeowner property throughout the Crossings. As a homeowner, you are required to maintain your property so I would request that if you do have a palm tree (or any tree) with dead branches to make sure they are maintained and removed for the safety of all.

At our meeting in January, we will begin to review the 2015 reserve items and determine the direction to take this year. I hope to report on those we will pursue in next month's Signal. We will be working to put more scrutiny on both the need of a project and how to approach it to make sure we do it right to support our assets as much as possible.

In last month's Signal, we noted all of the events and dates planned for 2015. Our first of those is coming up and is a new event – A Super Bowl party planned for Sunday February 1st. Following that will be our annual Lunar New Year Pot Luck on Saturday, February 21st. Please see details in this edition of the Signal. We hope to see you there.

With the holidays behind us, just a reminder that now is a good time to get all of those lights and decorations taken down if you haven't done so.

Please join us for our next Board of Directors meeting on Thursday, February 26th. Until next month...

Mark Weinmann, President



(855) 371-5300 Security for Common Area

GSG Protective Security



12-17-14 (0100 hrs)

While the security officer was on patrol he observed a group of teenagers hanging out at the playground past curfew. The officer made contact with the teenagers and escorted them from the greenbelt with no issues.

12-22-14 (0300 hrs)

During patrol of the greenbelt the security officer observed a group of teens breaking the curfew regulations. When they saw the officer's flashlight they left the greenbelt before the officer could reach them.

12-23-14 (0000 hrs)

While patrolling around the clubhouse building the security officer observed four teenagers breaking curfew. The officer told the kids that it was past curfew and the kids left the area with no incident.

12-30-14 (2103 hrs)

The security officer received a service call due to an alarm sounding at the Business Office. The officer checked the surrounding area and all the doors to the building. He did not observe anything out of the usual. Before leaving the officer made sure all the doors of the office were secure.

REWARD

The Board of Directors is prepared to pay up to \$2,000 for information leading to the arrest and conviction of anyone who willfully destroys or damages association property, including graffiti. If you know of or see someone using a marking pen, paint pen or spray paint, etc. to deface property within The Crossings, please contact CHOA Manager at 687-9961 or e-mail: businessoffice@walnutcountry.com

LOCK YOUR WINDOWS AND DOORS !!

One of the most frustrating things for the police is the failure of our neighbors to lock their windows and doors. An unlocked door or window makes it easy for the crooks, tempting someone who may otherwise be deterred. PLEASE lock your windows and doors when you leave your home. It really does work!

LOST & FOUND is located in the BUSINESS OFFICE

If you have lost something; keys, badge, article of clothing, book, wallet, etc. there is a chance it was found and given to a CHOA employee. If this is the case, you can come by the Business Office to see if it was turned in. The Business Office number is: 925-687-9961. The address is: 4498 Lawson Ct.

What
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IMPORTANT TELEPHONE NUMBERS

| | |
|-------------------------|----------------|
| POLICE (Non Emergency) | 925-671-3200 |
| GSG Protective Security | 1-855-371-5300 |

CITY of CONCORD

| | |
|--------------------------------|--------------|
| City Hall | 925-671-2489 |
| Abandoned Vehicles | 925-671-3259 |
| Public Works Maintenance Serv. | 925-671-3132 |
| Streets & Sidewalks | 925-671-3050 |
| CHOA Business Office | 925-687-9961 |
| Clubhouse Office | 925-825-0250 |

*Clubhouse Office**4465 South Larwin Ave.**925-825-0250*

WALNUT COUNTRY BOOK CLUB

Can you believe it was a year ago that the book club was formed? Time sure goes by fast when you are reading a good book. For all of you who have been here since the beginning, and those of you who have joined along the way, I hope you have enjoyed yourselves as much as I have. Now to the books: February's chosen book is, "Three Men in a Boat" by Jerome K. Jerome. For those of you who care to read ahead, March's book is, "Relic" by Douglas Preston & Lincoln Child and April's is, "The Kitchen House" by Kathleen Grissom. For more information about the book club you can go to: info@berkshire-books.com or call the Clubhouse at 825-0250.

Soccer League News

The 2015 spring Soccer League is now accepting players !

To get the league under way we are looking for a minimum of 10 players aged 5-7 years old. We anticipate the league to start in March 9th and go thru April 29th. The teams will meet twice per week. One day will be dedicated to practicing techniques, developing teamwork and sportsmanship. The second day will be reserved for games. Once we get the desired amount of players the coaches will announce the substantive information such as the kickoff meeting, scheduling, and a plan stating what techniques will be worked on and when. This is going to be fun for the kids so reserve your spot now by calling 825-0250.



View From The Clubhouse

Don't know about you, but I feel like Spring is just around the corner. And what happens when Spring has sprung? Outdoor activities begin again, that's what! And what is the Clubhouse staff planning for the occasion? Soccer & T-Ball for all the little ones. Soccer is scheduled to start March 9th and T-Ball June 15th. Look for updates here in the Signal and at the Clubhouse. Sign-up now and beat the rush!

For those of you who are thinking about where to hold your next event — whether it be a birthday party, baby or bridal shower, family get-together, memorial service, etc. — look no further. The CHOA clubhouse is perfect! Prices are reasonable, the space is priceless and the location is unbeatable. To rent the lounge area is \$300. The lounge & game room is \$350. Add our full service kitchen for only an additional \$50. All that is required is a \$500 refundable security/cleaning deposit, rental fees, a signed contract & your homeowners insurance declaration page. If you wish to serve alcohol then you will need to obtain a one day liquor liability certificate and security (which we provide for a fee). Call us or come on in to reserve your date... the calendar is filling up fast.

Before I sign off I'd like to recognize the entire clubhouse staff for a job well done in 2014: Roman Scalise, Stephen Sulyma, Samantha Carss and Marisa Delizo. Thank you all!

'Til next month...

Andy Steinberg
Clubhouse Supervisor



Walnut Country Signal

WALNUT COUNTRY PRESCHOOL NEWS

Our students had a great January here at Walnut Country Preschool. The 3s were introduced to our Zoophonic friends and our annual Dad/Special Guest Day was fun for all. February will be another fun month with Valentine's Day and two weeks of learning all about dinosaurs.

When you're shopping online, start with eScrip's Online Mall at shopping.escrip.com and you'll help raise funds for our school while you shop your favorite vendors. Just specify Walnut Country Preschool (Group ID 4843984) and a percent of every purchase goes to help our school.

It's not too late to register for the 2015-16 school year! For more information, call [925-798-9686](tel:925-798-9686) or email wcpreschool@astound.net.

Save the Date for the Annual Walnut Country Preschool Silent Auction

Saturday, March 28th, 7-9pm at the Clubhouse
Adults Only

For more information, www.walnutcountrypreschool.com or (925) 798-9686

WALNUT COUNTRY SWIM TEAM ICE CREAM SOCIAL

Meet and Greet this years swim coaches
Friday, March 6th from 5—7pm in the clubhouse
All families are welcome to this free event

Come on down, eat some ice cream and schmooze with friends and staff

ARCHITECTURAL COMMITTEE NEWS

The Architectural Committee (AC) will be looking at the following items listed below in their inspections. Please note that the AC is NOT imposing new rules they are merely following what is stated in the CC&R's, By-Laws and Rules Booklet under the direction of the Board. If you have received a letter and you have been given prior approval please notify the Business Office. Please bring a copy of your approved "Architectural Application", so that the issue may be resolved and documented in your file. We do apologize for any inconvenience this may cause.

Things the AC will be currently looking at while doing inspections:

Ivy, bushes and/or shrubs growing onto sidewalks and/or blocking sidewalk access. Sidewalks lifting, tree branches hanging lower than 8 feet from sidewalk and 12 feet above street. Fences painted, falling apart, leaning, missing boards, and mismatched boards. Balconies - aged and/or in need of replacement or in need of new paint. Beams rotting and/or in need of new paint. Non-operable vehicles stored on driveways and streets and unregistered vehicles. Fascia boards in need of replacement or new paint, and items stored in front of houses such as trailers and boats.

The AC meets on the fourth Wednesday of each month for conferences, application approvals and other committee business. As always your presence is welcomed and we love the feedback. Your feedback is essential in making our community a better place for all of us to enjoy. If you cannot make an AC meeting you are encouraged to come into the Business Office or send an email.

Walnut Country Signal

SENIORS' POTLUCK

It's February! And February means Valentines Day. What better way to say, "I love you," than eating good food with friends and loved ones? This month's theme is, "Hearts, Flowers and Chocolate." Don't miss this potluck dinner at the clubhouse on February 11th at 5:30pm. Deadline to get your food assignment from Caroline Jackson is February 4th. Those of you who wish to join the party can call Caroline at 687-7052 to get all the pertinent information.



Do you want to confront your fear of public speaking? Conduct better presentations or job interviews?

Why not make it your New Year's Resolution to join the Toastmaster club. The HOA is making it easier for you by inviting a local word weaver club to conduct a onetime only open house demo meeting at our clubhouse on Monday, February 9, 2015 at 7:00 PM – 8:15 PM. It is free to all residents. Come and find out whether Toastmaster is for you.

Please RSVP by e-mail:
contact-400@toastmastersclubs.org
Or Call Jie Wang 415.606.8025



THOUGHTS TO LIVE BY

For my part, I travel not to go anywhere, but to go. I travel for travel's sake. The great affair is to move.

Robert Louis Stevenson

As a single footstep will not make a path on the earth, so a single thought will not make a pathway in the mind. To make a deep physical path, we walk again and again. To make a deep mental path, we must think over and over.

Henry David Thoreau

Reality: What a concept!

Robin Williams

BOOK EXCHANGE

The book shelves located in the clubhouse are getting bare! Are you looking for a new book to read? Are you looking for a place that will appreciate your old books? Don't throw your old books away! Instead, share them with your fellow bibliophiles. The clubhouse is open from noon to 8pm, M-S and noon to 6pm on Sunday. Just come into the office and give them to whom-ever is working that day. We will make sure they get to the book shelves for others to see and appreciate.

Thank you!

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