

# THE CROSSINGS The Signal

APRIL, 2015

Association Web Page  
www.walnutcountry.com

WC RECREATION NEWS  
(See page 6)

MOVIE NIGHT Apr. 10 6:30pm  
"Snow White & the 7 Dwarfs"

Architectural Committee News  
(See page 3)

## WALNUT COUNTRY/THE CROSSINGS 5th ANNUAL WINE TASTING EVENT

~ "A Taste Of Italy" ~

Sunday, April 19, 2015 3:00 - 6:00pm

Just when you think you've seen it all, the Activities Committee comes up with a new wrinkle! This year we are proud to present an educational seminar along with our wine and food pairing. In conjunction with Prima Ristorante, Walnut Creek's premier Italian restaurant and wine boutique, we have invited Sommelier Peter Andrews, to share his knowledge on wines produced in Italy.

For those of you who are not familiar with Prima Ristorante e Vini, it is one of the oldest operating, independently owned businesses in Walnut Creek. Throughout their close to 4 decades of serving fine Italian cuisine and retailing the best and rarest wine from throughout the world, Prima has earned its reputation as being the best location in Walnut Creek for a memorable dining experience, with a wine selection of over 1,000 bottles to match. You are cordially invited to join Peter Andrews, CSS, CSW, MBA, Prima's Wine Buyer and Marketing Manager, as he pours 6 red and white grape varietals from throughout Italy with small bites to match.

**NOTE:** The first 35 to show up at the clubhouse (who have RSVP'd) will also be able to sit in on a fun and informative Sparkling Wine Seminar hosted by Peter.

**FYI:** Each household is allowed two (2) attendees. Each attendee thereafter will be charged \$5.00 per person.

## Spring Egg Hunt

Come one, come all!

Come Saturday, April 4th it's going to look like Disneyland here at The Crossings. Many of your favorite Disney and TV cartoon characters will be on hand to entertain and delight all the little Spring egg hunters. Don't miss out on this once-a-year extravaganza!

Starting at 10:30am we are going to let loose the 3 to 5 year old group in search of the magic egg. This one egg will be their ticket to fame, fortune and a big prize. The next group, the 5 to 8 year olds, should be ready to hunt by 11:00am. So all you parents, bring the kids, bring a camera and bring a big basket for all those candy filled eggs.

**NOTE:** Tickets are \$5.00 per child.

## \* Walnut Country Garage Sale \*

The Crossings Annual Garage Sale sponsored by resident & realtor Nancy Bennett is coming up Saturday, May 2, from 8am-2pm. The entire community will be awash with hidden treasures. Don't miss out on some great deals!

## Board Announcement

We'd like to take this opportunity to thank our outgoing Board Member, Rich Peterson. Rich tendered his resignation in March after serving for 1½ years. As an original homeowner, Rich brought his perspective to many of our decisions during his tenure. We thank him and wish him good luck. The Board will look to name a replacement at the March BOD meeting.

## Special Dates

Apr 1	April Fools' Day
Apr 4	Spring Egg Hunt 10:30am Clubhouse front lawn
Apr 8	Senior Potluck Dinner 5:30pm Clubhouse
Apr 10	MOVIE NIGHT 6:30pm Clubhouse
Apr 19	5th Annual Wine Tasting 3-6pm Clubhouse
Apr 21	Book Club Meeting 6:30pm Clubhouse
Apr 22	Architectural Committee 6:30pm Business Office
Apr 23	Board of Directors Meeting 7pm Business Office

## Treasurer's Report (Year To Date)

### BALANCE SHEET as of February 28, 2015

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#### Current Assets

Cash Operating Acct.	\$249,948
Cash Reserve Acct.	2,333,984
Receivables	17,693
Prepaid Expenses	30,839
<b>TOTAL CURRENT ASSETS</b>	<b><u>\$2,632,464</u></b>

#### Current Liabilities & Capital

Liabilities	\$77,656
Reserves	2,333,984
Owner's Equity	185,987
Income	34,837
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b><u>\$2,632,464</u></b>

#### **Year-To-Date BUDGET REPORT**

	Actual	Budget	Actual Over or (under) Budget
Total Revenues	\$213,298	212,642	656
Operating Expenses			
Payroll/Benefits/Taxes	\$10,833	21,700	\$(10,867)
Management Expenses	29,996	24,490	5,506
Office Equip/Supplies	5,233	4,496	737
Professional Services	6,343	4,604	1,739
Facilities Repair/Maint.	37,348	52,432	(15,084)
Recreation	3,515	2,632	883
Utilities	6,586	9,454	(2,868)
Security Expenses	6,744	9,294	(2,550)
Insurance	7,993	8,108	(115)
Tax & Licenses	8,421	2,158	6,263
Reserve Expenses	49,222	49,222	
Miscellaneous Expense	465	1,000	(535)
<b>Total Operating Expense</b>	<b>\$178,464</b>	<b>199,044</b>	<b>\$(20,580)</b>
<b>Net Income</b>	<b>\$34,834</b>	<b>\$13,598</b>	<b>\$21,236</b>

*Pat Magee: General Manager*

*The Crossings Business Office*

**925- 687-9961**

**Businessoffice@Walnutcountry.com**

### President's Corner – April, 2015

I'd like to take this opportunity to thank our outgoing Board Member, Rich Peterson. Rich tendered his resignation in March after serving for 1½ years. As an original homeowner, Rich brought his perspective to many of our decisions during his tenure. We thank him and wish him good luck. The Board will look to name a replacement at the March meeting.

The sun is out and the weather's great and our association's common areas and facilities look great. However, as it seems that winter passed us by, our ongoing drought challenges continue to make it difficult for us. The State of California is recommending further cutbacks. We'll have to see where these land as to how it will impact us. We have been and continue to be proactive in addressing this situation. Water is our third top expense accounting for 10% of our annual budget. As we tackle new landscape projects and irrigation repairs, we have been very focused on water conservation. Our new south slope project will remove 17,000 square feet of thirsty fescue and be replaced with landscape that uses much less water. Also note that our Architectural Committee does pay close attention to your home's landscaping as well. While we do recognize that we may have more brown lawns, we do ask that you keep your yard maintained and looking good.

Our Crossings Activities Team continues its work on upcoming events. We have two upcoming events in April. First, our Annual Spring Egg Hunt will be held on April 4th and our 5th Annual Wine Tasting will be held on April 19th. We have something new planned this year to highlight a "Taste of Italy" as we will be partnering with Prima Ristorante in Walnut Creek and their sommelier, Peter Andrews. Please RSVP. Details are in this edition of the Signal.

The Board has several projects in the works including evaluating our 2015 reserve projects, an update of our Rules and Regulations and ongoing landscaping with our semi-annual tree maintenance coming up soon. We will also be working towards focusing on enhancing communications with our homeowners.

I hope to see many of you at our Annual Wine Tasting on April 19th. We would be pleased to have you join us on April 23rd for our next regular monthly BOD meeting. Until next month...

Mark Weinmann, President

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### ARCHITECTURAL COMMITTEE NEWS - April, 2015

The Architectural Committee (AC) meets on the fourth Wednesday of each month at 6:30p.m. for conferences, application approvals and other committee business. As always your presence and feedback is welcomed. We currently have two positions available; if you are interested in joining the AC and are in good standing stop by the Business Office and fill-out an application. You must also attend two consecutive meetings. If you have any questions and cannot attend an AC meeting please send an email or stop by the Business Office. Any information that you provide will be forwarded to the committee. The AC will be looking at the following items listed below while doing 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. Things the AC will be currently looking at while doing inspections: Palm trees with dead fronds. Ivy, bushes and/or shrubs growing onto sidewalks and/or blocking sidewalk access. Driveways and sidewalks cracked and/or lifting, tree branches hanging lower than 8 feet from sidewalk and 12feet above street. Fences painted, falling apart, leaning, missing boards, and mismatched boards (excluding new replacement fence boards). Balconies aged and/or in need of replacement or in need of new paint. Beams rotting and/or in need of new paint. Base, trim and fascia boards in need of new paint or replacement. Non-operable vehicles stored on driveways and/or streets, and unregistered vehicles. Items stored in front of house such as trailers and boats. Also, weeds growing in places such as rock beds, lawns and driveway cracks. If you receive a letter and you have been given prior approval please notify the Business Office. And also, have a copy of your application of approval, so that the issue may be resolved and documented in your file. We do apologize for any inconvenience this may cause.

## (855) 371-5300 Security for Common Area

### GSG Protective Security



#### VANDALISM in our COMMUNITY

As the weather gets nicer, the vandals come out of the woodwork. If you see any kids on skateboards or bicycles on the lower courts damaging not only the court surfaces, but breaking and marking the benches please get in touch with Pat Magee, CHOA Property Manager, Andy Steinberg, Clubhouse Supervisor, or GSG Protective Security immediately! In addition, the lower courts are to be re-surfaced shortly, so if you see anyone on those lower courts not playing tennis please make management and security aware of the intruders.

Protect your property!!

Thank you!

#### 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 the CHOA Manager at 687-9961 or e-mail: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

#### COMMUNITY WATCH

If you know your neighborhood has an active Neighborhood Watch and Problem Solving group already formed – Join it!

If there is no such group, become a leader in your neighborhood and start one. Simply call the Community Action and Awareness line at 671-3237 to schedule a meeting.

Neighborhood Watch and Problem Sharing is a shared responsibility and connection between the police and community. The goal is to make The Crossings a safer community through crime prevention and problem solving strategies.

#### ANTI BURGLARY TIPS

The first thing a burglar looks for when choosing a house for a break-in is one with no one in it. If you make your house look occupied when you're gone, most burglars will simply pass it by.

The second thing burglars look for is easy access. The harder it is for a burglar to get in, the less likely you are to come back to a burglarized home.

A burglar is more likely to try getting into a house where there is less chance of being seen. Taking away the robber's cover goes a long way toward protecting your house.

Home security alarms are not a guarantee that burglars will not enter your home. But they do make it more difficult by increasing the risk that the burglar will be seen and caught. If it's obvious your house is alarmed, the burglar may look for an easier target.

#### ANNOUNCEMENT

##### Concord Municipal Code 9.20.030

##### Unlawful Juvenile Gatherings on Private Property

No person shall suffer, permit, allow, or host a party, gathering, or event at his place of residence or other private property, place or premises under his control where 5 or more persons under the age of 21 are present and alcoholic beverages are in possession of, or are being consumed by, any person under the age of 21 years. A violation of this section shall constitute a misdemeanor punishable by a fine of not more than \$1,000 or by imprisonment for a period not to exceed 6 months, or by both such fine and imprisonment,

(Code 1965, 3132; code 2002, 66-43. Ord. No.91-3)

#### IMPORTANT TELEPHONE NUMBERS

POLICE (Non Emergency)	925-671-3200
GSG Protective Security	1-855-371-5300
CHOA Business Office	925-687-9961
Clubhouse Office	925-825-0250

#### PLEASE PICK UP AFTER YOUR PET

Lately there has been a preponderance of dog poop and dog hair (produced by owners grooming their pets) on the greenbelt. Please be considerate of your neighbors and pick up after yourselves and your pet.

Thank you!



*Clubhouse Office**4465 South Larwin Ave.**925-825-0250***WALNUT COUNTRY  
BOOK CLUB**

"There is No Frigate Like a Book"  
by Emily Dickinson

There is no Frigate like a Book  
To take us Lands away  
Nor any Coursers like a Page  
Of prancing Poetry –  
This Traverse may the poorest  
take  
Without oppress of Toll –  
How frugal is the Chariot  
That bears the Human Soul –

For more information about the WC Book Club you can go to: [info@berkshire-books.com](mailto:info@berkshire-books.com) or call the Clubhouse at 825-0250.

The following books have been chosen by Book Club members for the upcoming months...

April: "The Kitchen House" by Kathleen Grissom.

May: "The Storyteller" by Jodi Picoult.

June: "The Martian" by Andy Weir.

July: "The Man In The High Castle" by Philip K. Dick.

I didn't want too much time to go by without mentioning the passing of one of our founding book club members; Carole Larson. She will be sorely missed. RIP.

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**View From The Clubhouse**

Excellent start for the WC Soccer League! 16 would-be Pele's are out on the greenbelt twice a week learning the fundamentals of the world's most popular sport. And you should see them in their full uniforms... so adorable! Keep up the good work, kids.

Looking forward to upcoming CHOA events... on May 2nd will be our 2nd Cinco de Mayo celebration. Last year, four kids knocked the stuffing out of our piñata. Out came 15 lbs. of candy and off they all went to the dentist that very next week. This year I'd like to see a lot more kids attend the party. Let's spread the wealth of candy!

For this year's Wine Tasting we are trying something new and exciting! We have arranged for a Sommelier to impart his wine knowledge to us in a special 30 minute seminar. This will include some of Italy's best vino. There is room for only 35 RSVP guests, so first come, first served. Your feedback on this event is much appreciated.

While we're on the subject of events... A huge thank you to Nancy Bennett and her team of leprechauns for hosting the best darn St. Paddy's Day party this side of an Irish pub. 200 hungry Crossings residents turned out to help celebrate the wonderful Saint Patrick. How can you not like a Saint that encourages us to celebrate the consumption of food and drink?

Quick note on Movie Night: April 10th at 6:30 we are going back in time to an absolute classic of a movie... and one your kids probably have not seen - "Snow White & The Seven Dwarfs." C'mon down!

Live Long & Prosper...

*Andy Steinberg*  
*Clubhouse Supervisor*

**Cinco de Mayo Celebration**

Don't lay there and siesta!  
It's time for a fiesta!  
Come celebrate Cinco de Mayo with us! All you need to do is bring yourselves and an entrée to the clubhouse **Saturday, May 2nd** from 4:00-7:00 pm. CHOA will supply all the side dishes, beverages and a piñata for the kids. So, don't forget your sombrero and serape, and bring your amigos along, too!!

Please don't forget to **RSVP by March 24th!** ... 925-825-0250.



# Walnut Country Recreation News

## WALNUT COUNTRY T-BALL LEAGUE

School is ending shortly and time to start thinking about what to do with the kids for the summer. Well, here is the perfect solution... PLAY BALL!

This year we have the start date juuuusssst right! The day the swim team changes their practice to the mornings we are going to begin playing T-Ball in the afternoon. That means on June 15th your kids will be able to swim and play baseball on the same day. What better way to keep your children fit and out of trouble, not to mention keeping you from having to entertain them all day, than having them participate in a sporting activity?



Look for a major league announcement in next month's newsletter. In the meantime, mark May 4th on your calendars as the first day to sign-up & June 15th as the first day of play. Also, the week prior to June 15th there will be a parent/coach meeting held in the clubhouse to go over all the particulars. Hope to see you and your kids real soon.

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## WALNUT COUNTRY PRESCHOOL

It's springtime again at Walnut Country Preschool! The warm weather is appreciated by the little ones who enjoy the time outside with their friends. Inside the classroom the students learned about birds, butterflies and bees. The Walnut Country adults had a great time at our annual auction. This year was a lovely Spring themed evening of food and drinks and great fun bidding on items to raise money for the preschool.

Registration is still going on for the 2015-2016 school year. If you or someone you know is looking for a great learning environment for their child, please come see what we are all about. Schedule a visit anytime by contacting our director, Caryn Borba, at 925-798-9686 or [wcpreschool@astound.net](mailto:wcpreschool@astound.net).

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## WALNUT COUNTRY TENNIS NEWS

USTA TENNIS LEAGUE SEASON HAS OFFICALLY STARTED, HOWEVER THERE'S STILL TIME TO SIGN UP.

There are four USTA teams of different playing levels to choose from.

4.5 men's adult team- Captain Alfred Sisneros.

4.0 men's adult team - Captain by Dave Murray.

4.0 women's adult team - Captain Judy Cummins

woman's adult - 65 and over 3.5 senior team- Captain by Lisa Rounkle

Come join our tennis community!!

For more information contact Tennis Pro Thor Schreck- 925-324-0285

The Silver Group is Back. Intermediate level group lesson for middle school age juniors.

The group will focus on instruction, conditioning, beginning strategy, and fun.

Days - Every TUESDAY

Time - 4-6PM

FOR MORE INFORMATION ON PROGRAMS- CALL THOR SCHRECK. 925-324-0285.



# Walnut Country Signal

## SENIORS' POTLUCK

Spring has sprung... and so has the local produce supply. Lighter fare takes the place of those heavy winter meals. Time to lose that winter coat and get ready for the two-piece swim attire. The next potluck is coming up on April 8th at 5:30pm in the clubhouse. Deadline to get your food assignment from Caroline Jackson is April 1st. Those of you who wish to join the bash can call Caroline at 687-7052 to get all the information you'll ever need.



## Vendor Recommendation

Do you have a favorite handyman, painter, licensed contractor, accountant, car mechanic, etc. that you believe would be a great referral for your fellow residents? If so, please forward their contact information to Crossings Property Manager, Pat Magee. Pat can be reached at 925-687-9961 or by e-mail at pat@collins-mgmt.com. These recommendations will be kept in a folder in the Business Office for all residents to have access to.

Thank you!



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## Walnut Country T-Ball League

Sign up start May 4th!  
Season begins June 15th!  
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Information!  
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