

THE CROSSINGS The Signal

SEPTEMBER 2015

Association Web Page
www.walnutcountry.com

Facilities Improvement Committee
(See Page 6)

SMOKESTACK BOUTIQUE
(See Page 3)

MOVIE NIGHT * 9/11 6:30pm
"The Emperor's New Groove"

FALL/BACK TO SCHOOL BBQ

It's coming right up! Starting at noon on Saturday, September 12th the 3rd Annual Fall/Back To School BBQ is taking place at the upper greenbelt just below the main pool. CHOA will supply the BBQ delights, games, music AND a petting zoo for the kids. All you need to do is bring a side dish or dessert to share with your fellow neighbors.

Please **RSVP** asap! Call the Clubhouse Office at 925-825-0250 or e-mail recdirector@walnutcountry.com by **September 5th** at the latest. There is no charge but we require an RSVP due to the amount of planning that goes into such an endeavor. See you there!!!



POOL CLOSURE NOTICE

Starting Tuesday, September 8th both the East and West pools will be closed for the season. The Main pool will remain open from 7am - 8pm. There will be no lifeguards on duty so please take care.

POOL OPENER NEEDED ASAP!

One hour per day, up to 7 days per week. If you, or someone you know are interested in making some side money while helping your fellow Crossings neighbors you can call Pat Magee at 925-687-9961 for more information. Thank you!

YOUR VOTE IS NEEDED!

We have five homeowners vying for four seats -

The candidates are as follows:

- Marc Buchanan (incumbent)
- Salinda Cardoza (incumbent)
- Rich Ellenson (incumbent)
- Jaime Keane
- Todd Peterson (incumbent)



Election material has been mailed. Ballots should be returned to the business office or mailed to Collins Management before September 24th - the night of the annual meeting. If a quorum of ballots have been received, the election could be held that night. Even if you don't want to vote for any of the candidates, please return your ballot so it can be counted toward the quorum requirement.

SIGNAL BLOCK REP NEEDED

If you can volunteer a half hour each month to deliver the Signal to each house on Smoke Tree Ct. please call or email the clubhouse at: recdirector@walnutcountry.com. Thank you for volunteering!!

OKTOBERFEST

CHOA's annual beerfest is back once again! You might be thinking, "oh no, not another free party having to do with food & beverage!" Thinking back on the last three Oktoberfest celebrations we've put on for you, I doubt anyone will say they had anything but fun. So, on your calendars mark Sunday, Oct. 11th from 3-6pm. Space is limited so RSVP by October 4th: recdirector@walnutcountry.com.

Special Dates

Sept. 2	Landscape Meeting	7:00 pm	Business Office
Sept. 7	Labor Day	--	Clubhouse & Business Office Closed
Sept. 8	Preschool begins	***	YAY!
Sept. 9	Senior Potluck	5:30pm	Clubhouse
Sept. 9	Architectural Meeting	6:30pm	Business Office
Sept. 11	Movie Night	6:30pm	Clubhouse
Sept. 12	Fall/Back To School BBQ	12-3:00pm	Greenbelt
Sept. 15	Book Club	6:30pm	Clubhouse
Sept. 24	Board of Directors Meeting	7pm	Business Office
Oct. 11	Oktoberfest	3:00-6:00pm	Clubhouse
Oct. 23 & 24	The Crossings HAUNTED (CLUB)HOUSE	8:00pm	

Treasurer's Report (Year To Date)

BALANCE SHEET as of July 31, 2015

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Current Assets

Cash Operating Acct.	\$298,964
Cash Reserve Acct.	2,364,146
Receivables	13,556
Prepaid Expenses	19,271
TOTAL CURRENT ASSETS	<u>\$2,695,937</u>

Current Liabilities & Capital

Liabilities	\$97,470
Reserves	2,363,209
Owner's Equity	185,474
Income	49,784
TOTAL CURRENT LIABILITIES & CAPITAL	<u>\$2,695,937</u>

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over or (under) Budget
Total Revenues	\$756,933	744,247	12,686
Operating Expenses			
Payroll/Benefits/Taxes	\$64,804	75,950	\$(11,146)
Management Expenses	107,851	85,715	22,136
Office Equip/Supplies	12,295	15,736	(3,477)
Professional Services	11,446	16,114	(4,668)
Facilities Repair/Maint.	174,892	183,512	(8,620)
Recreation	10,259	9,212	1,047
Utilities	87,687	101,878	(14,191)
Security Expenses	23,915	32,529	(8,614)
Insurance	30,420	28,378	2,042
Tax & Licenses	10,874	7,553	3,321
Reserve Expenses	172,277	172,277	
Miscellaneous Expense	465	3,500	(3,035)
Total Operating Expense	\$707,149	732,354	\$(25,205)
Net Income	\$49,784	\$11,893	\$37,891

**Yay, Kids Say,
It's Back to School
Today!**



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Pat Magee: General Manager

The Crossings Business Office

925- 687-9961

Businessoffice@Walnutcountry.com

President's Corner – September 2015

Summer is coming to a close in the Crossings, and our **Fall/Back to School BBQ Celebration for Saturday, September 12th from 12 to 3 p.m.** is fast approaching. Please see the article in this edition of the Signal for the details. The Activities Committee has been preparing and planning for this event and we hope to see many of our homeowners and their families there but we do NEED volunteers to help! Also coming soon will be our 4th Annual Oktoberfest Beer Tasting Event. It will be held in the Clubhouse on Sunday, October 11th. Details will be coming out shortly.

Our Board of Director's election is approaching as well. We have five candidates for four open seats. Our Candidates Night on Thursday, August 13th was a success with four of the five candidates present to answer insightful questions and hear comments from 15 homeowners in attendance. So here's the BIG reminder I need you all to follow, **it's not only your right, but your responsibility to vote!** Please cast your ballot before our Annual Meeting to be held on September 24th. Even if you choose not to vote, return your ballot so that we can count you toward our required quorum.

Our committees continue their activities with a lot of significant work taking place, including:

- Activities – Planning for our annual Back to School/Fall BBQ and Oktoberfest events.
- Architecture – Continuing their focus on consistent and thorough interpretation and application of our guidelines.
- Communications – Revived the eSignal and introduced the new "Signal Singular" one-page guide inserted into the Signal and preparing to issue an RFP for updating our website.
- Landscape – Continuing focus on water management with one of the next steps to evaluate our two wells and to follow-up on our tree removal currently underway.
- Rules Committee – Has completed a review and update of the Pool and are now tackling the facilities areas.

My hats go off to all of our members and especially, our chairpersons, for all of their great work.

The BOD is focused on planning for next year which includes our annual budget process and the review of our newly updated reserve study.

Please join us on September 24th for our Annual CHOA Homeowners Meeting (we need your vote or proxy to have a quorum or we will be forced to adjourn until October...) and immediately following, our next regular monthly BOD meeting. Until next month...

Mark Weinmann, President

CRAFTERS AND ARTISTS WANTED

Santa's Smokestack Boutique is looking for talented craftspeople and artists with fresh new products to enhance our 38th annual boutique scheduled for November 6th and November 7th at the clubhouse.

All new items are juried for uniqueness, quality and suitability. The last screening date is September 18th.

If this piques your interest, please call our screening chair, Jennifer Coakley, at 798-5907 for further details.

(855) 371-5300 Security for Common Area

GSG Protective Security



Hello Walnut Country Residents,

As summer is coming to a close, the kids are headed back to school and the days will be getting shorter. We as a collective group need to be even more aware of our surroundings.

We are all guilty of getting caught up in the day to day activities. Kids, sports, homework, jobs and life. We forget to look around as we check texts, e-mails, schedules and all of the other distractions of life. We pull into our garages and shut the outside world behind us.

Let's all work together to look around at each other's homes. Let's get to know our neighbors. Let's go back to a time when everybody on the block knew each other, we knew all the kids on the block, we cared what happened in our community.

If you see something that does not look right please call 911 and then call us at: 855-371-5300, 24 hours a day, seven day a week.

Have a Great Month!

Ric Jones
GSG Protective Security Services

IMPORTANT TELEPHONE NUMBERS

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

MOVIE NIGHT AT THE CLUBHOUSE

Bring the kids to see a great animated film

"THE EMPEROR'S NEW GROOVE"

The emperor learns a few life lessons after he is turned into a llama

~ September 11th @ 6:30pm ~

NEIGHBORHOOD WATCH

Do you and your neighbors have a neighborhood watch set up? If not, become a leader in your neighborhood and start one! If there is one already formed - Join it!

Safety is a primary concern for everyone. The best way you can help is to get involved. Simply call the Community Action and Awareness line at 671-3237 to schedule a meeting. What happens in a meeting? A police officer or representative will attend and talk about crime prevention and problem solving strategies that you and your neighbors might use in your neighborhood. You and your neighbors can then hold future meetings. The goal is to make your community and neighborhood a safer place to live.



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

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

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

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

Sept: "Devil In The White City"
by Erik Larson.

October: "The Aviator's Wife"
by Melanie Benjamin

Next meeting: Tuesday, September 18th at 6:30pm in the Clubhouse.

**CALLING ALL HAUNTED
HOUSE VOLUNTEERS**

It's time for all ghouls and creepy critters to come crawling to the clubhouse to help set up the 2015 Haunted House!! If you want to volunteer come on down to the clubhouse office and leave your name and number. Our master of ceremony and designer extraordinaire, Roman, will definitely get back to you with specifics. Thank you all ... without you we couldn't make this a must see event.

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View From The Clubhouse

If you think it's all fun and games down here at the Clubhouse, then think again. The Board of Directors, General Manager, Pat Magee, and myself are hard at work at updating & instituting administrative procedures and policies, as well as making physical improvements to the building and making purchases so your visit to the Clubhouse will be as enjoyable and comfortable as possible. Here's a few examples of what's in the works or already completed:

- Replace edging around the dance floor
- Purchase hand vacuum for the pool tables and stairs
- Purchase new ping pong table
- Install shelving in storage room to hold cleaning supplies
- Update smoking policy for entire clubhouse & surrounding areas
- Update clubhouse rental Party Protocol Checklist
- Institute Swimming/Clubhouse Action Procedures

As you can see below the 4th annual Oktoberfest is slated to take place in the clubhouse on Sunday, October 11th from 3pm—6pm. This is a real fun event. If you plan to attend you **MUST** RSVP! The last day we will be accepting reservations will be October 4th. You are allowed 2 people free of charge per household. The cost for additional guests is \$5.00 per person. Don't miss out!!

Ate' entao ('until then' in Portuguese)

Andy Steinberg
Clubhouse Supervisor

*** Coming Soon to The Crossings ***

OKTOBERFEST

Taste great beer and enjoy the company

SUNDAY OCTOBER 11th

3:00pm – 6:00 pm

RSVP by Oct. 4th - 825-0250 or
recdirector@walnutcountry.com



Walnut Country Recreation & Communications News

WALNUT COUNTRY PRESCHOOL NEWS

Walnut Country Preschool teachers and students are eager for school this year. September is filled with so much for our families; meeting new friends or seeing old ones, our coffee social for the parents on the first day of school and our Annual Back to School night dinner. What a great way to start the new school year!

We still have some room for new students, so if you know a child who would love to learn with us please come see what we are all about. Call today for a visit 925-798-9686 or send us an email at wcpschool@astound.net.

COMMUNICATIONS COMMITTEE REPORT

The Communications Committee is sending out its request for proposals this month to design a new Walnut Country web site and smartphone application. We expect vendors to reply throughout September and will begin whittling down the submittals in October.

Meanwhile, we continue publishing online-only eSignal newsletters throughout the month about timely topics not covered here, in the monthly Signal. Recently articles have been published about tree removal plans, water sprinkler usage during the drought, and social media opportunities.

To join more than 500 Walnut Country residents and receive the eSignal in your email inbox, visit www.WalnutCountry.com, locate the "Join eSignal" email box on the right, enter your address, and click the "Go" button.

Rich Ellenson - Communications Committee Chairperson

WALNUT COUNTRY TENNIS

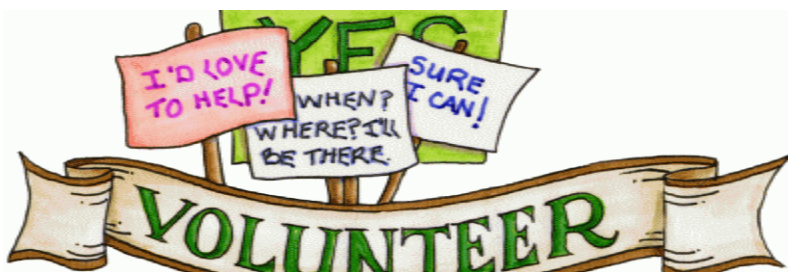
Starting this fall Walnut Country will now be host four USTA Teams. Women's 7.5 Combo, 55 over mixed 8.0, and 55 over mixed 7.0. and a 9.5 men's combo. Any resident interested in participation should contact Tennis Pro Thor Schreck at 925-324-0285.

Thor Schreck.

USPTA TENNIS PROFESSIONAL

VOLUNTEERS NEEDED for FACILITIES IMPROVEMENT COMMITTEE

A new committee has been formed to study and submit suggestions for the improvement of Walnut Country's many facilities. This committee would like to enlist the help of its vast resource of residents. If you would like to volunteer for this very important committee please contact Pat Magee at 925-687-9961, or send an e-mail to: pat@collins-mgmt.com.



Walnut Country Signal

* SENIORS' FALL HARVEST POTLUCK DINNER *

THEY'RE BACK!! That wonderful group of fun loving seniors is ready to rock n' roll come September 9th at 5:30 in the clubhouse lounge. It's potluck time once again. Time to break out the cook books and try something new and exciting to tantalize the taste buds of your friends and neighbors. If you've never been you are missing out on a really fun evening. Call Caroline Jackson for all pertinent info and to get your food assignment... 925-687-7052. Deadline to sign up is Sept. 2nd.



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ARCHITECTURAL COMMITTEE NEWS

The Architectural Committee (AC) would like to remind fellow homeowners to please abide by CHOA's guidelines and Governing documents. Homeowners NEED to submit an Architectural Application prior to commencing any landscaping or renovation in front of their lot or any area that can be seen from the sidewalk or street. And wait for either an approval, approval with conditions or denial from the Architectural Committee or the Board of Directors. Please note a denial could be that more information is requested. This includes but not limited to replacing driveways, front lawns, fences, and/or replacing windows. The Architectural Application Form can be obtained in the Business Office or the Architectural section of the CHOA website at: www.walnutcountry.com. If you have any questions please contact Pat Magee at the Business Office or attend an AC meeting. AC meetings are held the second Wednesday of each month at 6:30 p.m.

The Signal

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Preschool



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