

THE CROSSINGS The Signal

OCTOBER 2015

Association Web Page
www.walnutcountry.com

Facilities Improvement Committee
Volunteers Needed (See Page 6)

WANT TO RENT THE CLUBHOUSE?
(See New Policies On Page 7)

MOVIE NIGHT * 9/9 * 6:30pm
"TARZAN"

* OKTOBERFEST *

SUNDAY OCTOBER 11, 2015

3:00 pm – 6:00 pm

CLUBHOUSE LOUNGE

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

The Beer Festival That Made
Munich & The Crossings Famous



HAUNTED CLUBHOUSE

OCTOBER 23 & 24

6—7 PM KIDS SHOW

8—10 PM MAIN SHOW

TICKETS NOW ON SALE

\$4 advance purchase / \$5 at the door



ANNUAL MEETING HAS BEEN POSTPONED UNTIL OCTOBER 22

Due to the lack of a quorum of ballots the Annual Membership Meeting on September 24 could not be held and has been re-scheduled, with a lower quorum requirement, for Thursday, October 22, at 7PM in the Clubhouse. At that time, the ballots will be opened. Once again, the candidates are:

- 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 October 22 – the night of the annual meeting. If a quorum of ballots has been received, the election will 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 STILL 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!!

CLUBHOUSE UPDATE

Due to the Haunted House set-up and clean-up, the Clubhouse facilities will be closed from October 12–October 27. However, the Clubhouse office will remain open from noon to 5:00 p.m. daily.

Special Dates

Oct. 7	Landscape Meeting	7:00 pm	Business Office
Oct. 7	Senior Potluck	5:30pm	Clubhouse
Oct. 9	Movie Night	6:30pm	Clubhouse "TARZAN"
Oct. 11	Oktoberfest	3:00 – 6:00pm	Clubhouse
Oct. 13	Book Club	6:30pm	Clubhouse
Oct. 14	Architectural Meeting	6:30pm	Business Office
Oct. 22	Board of Directors Meeting	7pm	Business Office
Oct. 23	The Crossings HAUNTED (CLUB)HOUSE	6:00–10:00pm	
Oct. 24	The Crossings HAUNTED (CLUB)HOUSE	6:00–10:00pm	

Treasurer's Report (Year To Date)

BALANCE SHEET as of August 31, 2015

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Current Assets

Cash Operating Acct.	\$311,481
Cash Reserve Acct.	2,384,625
Receivables	12,788
Prepaid Expenses	15,533
TOTAL CURRENT ASSETS	<u>\$2,724,427</u>

Current Liabilities & Capital

Liabilities	\$99,588
Reserves	2,379,387
Owner's Equity	185,474
Income	59,978
TOTAL CURRENT LIABILITIES & CAPITAL	<u>\$2,724,427</u>

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over or (under) Budget
Total Revenues	\$867,457	850,568	16,889
Operating Expenses			
Payroll/Benefits/Taxes	\$84,849	86,800	\$(1,951)
Management Expenses	122,025	97,960	24,065
Office Equip/Supplies	13,291	17,984	(4,693)
Professional Services	12,596	18,416	(5,820)
Facilities Repair/Maint.	190,724	209,728	(19,004)
Recreation	10,993	10,528	465
Utilities	103,465	126,132	(22,667)
Security Expenses	27,150	37,176	(10,026)
Insurance	34,158	32,432	1,726
Tax & Licenses	10,874	8,632	2,242
Reserve Expenses	196,888	196,888	
Miscellaneous Expense	465	4,000	(3,535)
Total Operating Expense	\$807,478	846,676	\$(39,198)
Net Income	\$59,979	\$3,892	\$56,087

Pat Magee: General Manager

The Crossings Business Office

925- 687-9961

Businessoffice@Walnutcountry.com

PRESIDENTS CORNER – October 2015

Thanks to all of you who came out and enjoyed our second **Fall/Back to School BBQ Celebration on September 12th**. We had a great attendance of more than 200 attend this family picnic event feasting on hamburgers, hot dogs and all of the great items brought by you, our residents! This has quickly become our most popular event. We had games, a petting zoo, a bounce house and great weather. We look forward to doing this again next year. The Activities Committee is now preparing and planning for our next event, our **4th Annual Oktoberfest Beer Tasting Event on Sunday, October 11th, from 3 to 6 p.m.** in the Clubhouse.

It appears as I write this that we likely did not meet the quorum for our Annual Meeting in September. Therefore, we will hold our reconvened **Annual Meeting in October** in the Clubhouse lounge. The date will be communicated in advance so you can plan to be there.

I'm pleased to report that we had a new reserve study commissioned by a new company this year. We believe their work to be very thorough and they caught items that we had not included in previous studies. By state law we are obligated to contribute to and maintain reserves to provide ongoing funding for the maintenance of all the association's assets. This is an extremely important practice that insures that current and future owners will share equally in keeping our association great. We plan to communicate more about what reserves are and what CHOA is doing in this area in upcoming communications. This is the final piece required for us to approve our budget for the coming year.

Speaking of communications, you may have noticed that Walnut Country/The Crossings are on social media including Facebook and Nextdoor.com. Our communications committee chair, Rich Ellenson, has worked closely with our general manager to insure we are monitoring these appropriately.

The BOD has this past year been working with our Walnut Country Swim Team in close collaboration. We've found a number of areas requiring attention and continue to work together towards the best solution for both CHOA and WCST. Look for further communication on this in the coming months.

Please join us on October 22nd for our next regular monthly BOD meeting.
Until next month...

Mark Weinmann, President

LANDSCAPE COMMITTEE – Quarterly Update

The Landscape Committee has been hard at work this summer. The Committee worked closely with our landscape vendor to adhere to Contra Costa Water District's mandatory water reduction. We are pleased to announce that we performed better than our required reduction and were able to keep our common areas relatively green. By continuing to upgrade our irrigation infrastructure and reducing our watering times, we have been able to substantially reduce our water usage.

The two wells have also been an area of focus this summer. The Committee is currently recommending to the Board of Directors to perform some deferred maintenance on our wells to bring them up to their optimal performance potential. Additionally, the Committee is recommending engaging with our well vendor to perform a semi-annual inspection/maintenance program to make sure the wells are operating at peak performance and to identify problems before they become large problems that may take the wells offline.

This summer the Landscape Committee also conducted a common area walk to identify areas that will need attention in the future. The Committee is currently putting proposals together to submit to the Board of Directors for continued turf removal and irrigation upgrades, planting of more trees and drought-tolerant plants, and installing more benches on the central greenbelt.

(855) 371-5300 Security for Common Area

GSG Protective Security



NEIGHBORHOOD WATCH

Safety is a primary concern for everyone. The best way you can help is to get involved. Simply call the Community Action and Awareness hotline at 671-3237, or call Andy in the clubhouse, to schedule a meeting. What happens at a meeting? A police officer or police department 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 your own future meetings. The goal is to make your community and neighborhood a safer place to live.

TIPS TO MAKE SURE YOUR MAIL AND GIFTS STAY SAFE

- At the time of scheduled delivery see if a neighbor or friend can pick it up and hold it for you or put it in a designated hiding spot.
- Requiring a signature guarantees nothing will be left out in the open; the delivery man will leave a note saying they attempted to deliver so that you can choose whether to have them try again or pick it up from another location.
- Another useful trick is you can actually ask your local post office to hold any deliveries there until you can go pick them up at your own convenience. With this option they will often text or email you to let you know it's ready for pickup.

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
John Muir Hospital Emergency	925-939-5800
CC Emergency Med Services	925-646-4690
CC Water District	925-688-3158
CCC Fire Protection District	925-941-3330
SPCA - Contra Costa County	925-689-8435

Santa's Smokestack Boutique

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**ACCEPTING
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Friday: Nov 6 - 7 am to 7 pm
Saturday: Nov 7 - 9 am to 4 pm

Our 38th Year!

New Crafts! New Gifts!

EAST and WEST GATE PROPOSAL

The Board of Directors reviewed about 50 replies to the East and West gate proposal. All respondents but two opposed the idea and the Board decided not to pursue the proposal any further. The Board would like to thank those of you who took the time to send along their valued opinion on the matter.

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**reedirector@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...

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

November: "The Missing"
By Tim Gautreaux

Next meeting: Tuesday, October 13th
at 6:30pm in the Clubhouse.

**CALLING ALL HAUNTED
HOUSE VOLUNTEERS**

There's still time for all ghouls, ghosts and goblins to come hobbling 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 all that is creepy, 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

Wow, what a BBQ we had last month! 225 attendees, a whole passel of little barnyard critters to play with, some great music by Kevin Chinn, 3 fantastic potato sack races, tug o'war and 1 hugely huge jumpy house/slide. Before I forget I want to send out a really big thank you to all the volunteers that helped make this years' BBQ the best ever... Donna & Rod Glover, Nerissa & Ian Wetherell, Danny Polonsky, Salinda Cardoza, Kristin Lauria and Rich Ellenson. And one last piece of BBQ news before we move on... I dedicate this month's column to Dylan Washmera. Dylan, one of our most passionate potato sack racers, broke his arm while closing in on a race victory. On top of that, it was Dylan's birthday! It'll be a birthday he'll never forget, for sure!

Next up, Oktoberfest... Sunday, October 11th.

OKTOBERFESTBIER HISTORY LESSON

Technically, authentic Oktoberfestbier is brewed only by the breweries within the city limits of Munich. These are also the only breweries allowed to participate in the annual Munich Oktoberfest. All other beers brewed to emulate the original must be labeled Oktoberfest-style beer. In spite of their name, Oktoberfest beers are not brewed in the fall. They are actually an outgrowth of the traditional, strong spring brews, called March beers or Märzen, that were put aside in ice-filled caves or cellars for summer consumption. The left-over Märzen was usually finished off... in Oktober, when the fresh beers made with the grain and hops from the new harvest season needed to be put into casks. Oktoberfestbiers, therefore, are always well-aged, sometimes for three to four months. They are usually deep amber in color and have an alcohol content of 5 to 6.2%.

bis zum nächsten monat (until next month, in German)...

Andy Steinberg
Clubhouse Supervisor

*** WE'RE IMPRESSED ***

4401 Prairie Willow Ct.
4403 Prairie Willow Ct.
4499 Wildberry Ct.

Thank you all so much for helping make
The Crossings a great place to live!

Walnut Country Recreation & Communications News

WALNUT COUNTRY PRESCHOOL NEWS

Fall is in the air and our students are learning and having fun doing so. October means so much for our students. The children will learn about fall, go on our annual trip to the pumpkin farm for the 4's and Pre-K students, and have a great time with the Fall Fairy during their Halloween parties.

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 wcpreschool@astound.net.

COMMUNICATIONS COMMITTEE REPORT

It's been a busy month for the Communications Committee! In addition to publishing a few editions of the eSignal and posting notices on Facebook and Nextdoor, we also published the requirements for a new Walnut Country web site and smartphone application. In the next few weeks, the committee will review proposals from local web design firms and move forward with this important community project.

The next large project for the Communications Committee is conducting the first community-wide survey in five years. We need your help to think of ideas, topics, issues, etc., to include in the survey. Help us get a feel for what you'd like to know about the community and we'll see about making it happen. If you have any thoughts about the survey, please email them to the CHOA general manager at: businessoffice@walnutcountry.com.

Rich Ellenson - Communications Committee Chairperson

WALNUT COUNTRY TENNIS

At their August meeting, the Board approved the replacement of all 12 tennis court light poles and fixtures, due to extensive rust at the base of the poles. The equipment was ordered and the contractor began the preliminary work of preparing the poles for removal. When he removed the covers over the nuts at the pole bases, however, it was discovered that the rust was worse than originally thought and the decision was made to remove the poles immediately for safety reasons. The new poles and new modern fixtures should be installed by mid-November. We had originally planned to have the courts without light for a minimal amount of time, but safety concerns necessitated this current schedule.

Pat Magee, CCAM
Collins Management
General Manager, Cowell HOA

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.

THANK YOU, SARAH LARSON!

Many of you have probably seen her, but don't know who she is and what she did for the entire CHOA community. Sarah is the person to thank for taking good care of your 3 pools. For the past 7 years Sarah has checked pool temperature, chemicals, hired and supervised all the lifeguards, managed the swim lessons you've signed your kids up for and just about everything else you can think of pertaining to the main pool, east and west pools. Sarah has finally hung up her fins and is passing the baton to another resident. If you know someone who would like to pick up where Sarah left off please contact GM Pat Magee at 925-687-9961. Thank you, Sarah!

Walnut Country Signal

* SENIORS' OKTOBERFEST POTLUCK DINNER *

Polka music, red cabbage and all the fixings will combine to make a fun and flavorful night at the Seniors' Potluck **Oktoberfest!** The festivities will be on Wednesday, October 7 at 5:30 p.m. in the Clubhouse. New members are welcome, but please call Caroline Jackson (925/ 687-7052) the week before for a food assignment. (Note: The group usually meets the second Wednesday of the month. However, only this month we're meeting a week earlier to accommodate the haunted house event).



Advertisement

Harvest Party

Saturday, Oct 31st

4 pm - 7 pm

The gym

@ Faith Missionary Baptist Church

4266 Thompson Dr, Concord

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* Starting October 1, 2015 *

Rental rate is \$350 for the lounge area (up to 8 hours). Game room is an additional \$50 and use of the fully equipped downstairs kitchen is an additional \$75.

Conditions apply including:

- Serving alcohol requires paying for security AND a one day "Host Liquor Liability" certificate.
- Proof of homeowners insurance.
- Certificate of Insurance (COI) is required.

To reserve a date you must put down a \$500 security/cleaning deposit.

All fees and paperwork are due at least two weeks prior to your event.

DATES ARE RESERVED ON A "FIRST COME, FIRST SERVE" BASIS.

To reserve the Clubhouse, or for inquiries concerning renting the clubhouse, please call 925- 825-0250.

The Signal

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For more information

The Crossings

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The Signal Singular

October 2015

Points of Contact

Security

Emergency Help 911
GSG Protective Security 855.371.5300
Police (non-emergency) 925.671.3200

CHOA Facilities

Business Office 925.687.9961
Pat Magee businessoffice@walnutcountry.com
Clubhouse 925.825.0250
Andy Steinberg recdirector@walnutcountry.com

Clubhouse and Greenbelt Events

(for more information, contact the clubhouse)



POTLUCK DINNER

October 7 (Wed) 5:30p Senior Oktoberfest Pot Luck
October 9 (Fri) 6:30p Movie Night: Tarzan
October 11 (Sun) 3-6p **Oktoberfest!** Please RSVP to the clubhouse. Space is limited.
Free for residents.
October 12-22/25-27 All day Clubhouse closed to prepare for/cleanup from the Haunted House.
The Clubhouse office will be open from 12-5p daily.
October 13 (Tue) 6:30p Book Club: "The Aviator's Wife" by Melanie Benjamin
October 23 & 24 (Fri & Sat) 6-10p **Boo! It's the Haunted House!** More than 300 visitors came in 2014!
Tickets on sale October 1 for \$4/\$5 at the door, open to the public.
Lights are on for kids from 6-7p, then lights are off for the very brave
from 8-10p.



Save the date...

November 6 & 7 (Fri & Sat) Santa's Smokestack Boutique: Friday 7a-7p and Saturday 9a-4p.

Weekly Clubhouse Activities

(for more information, contact the clubhouse)

Tuesdays 6p & 7p Yoga with Jess (55-minute class, payment required)
Thursdays 12:30-3p Come and play Bridge!
Thursdays 6-7:30p Practice Tai-Chi



CHOA Official Business

(for more information, contact the CHOA business office)



October 7 (Wed) 7p Landscape Committee meeting (business office)
October 14 (Wed) 6:30p Architectural Committee meeting (business office)
October 22 (Thur) 7p CHOA Board of Directors Annual Meeting (business office)