

THE CROSSINGS The Signal

NOVEMBER 2015

Association Web Page
www.walnutcountry.com

Facilities Improvement Committee
Volunteers Needed (See Page 5)

Walnut Country Swim Team
Registration (see Page 6)

Want a Super Bowl party again?
Let us hear from you! (See Page 5)

WINTER HOLIDAY CELEBRATION

'Tis the season to be jolly!

Come ring in the holiday season with
friends, family and neighbors

Sunday, December 6, 2015
3:00pm—5pm

In The Crossings Clubhouse Lounge

There will be
Crafts for the kids, cookies, singing,
a warm, cozy fire and hot beverages to
take off the chill of winter.

And maybe, just maybe, we will have a
special guest for all you kids...

Hint: he sometimes wears a red suit
and sports a very long white beard.

- Please RSVP by November 30 -
And don't miss out on all the fun!
recdirector@walnutcountry.com
925-825-0250



SMOKE TREE COURT SIGNAL BLOCK REP NEEDED!

Please, if you can volunteer one half hour
each month to deliver the Signal to each
house on Smoke Tree Ct. please call:
925-825-0250 or email recdirector@walnutcountry.com.

Thank you so much for volunteering!!

For Your Information

The Clubhouse will be closed
November 26 & 27

In observance of the Thanksgiving holiday

ELECTION RESULTS

The 2015 Board Election was held at the Re-convened Annual Meeting on October 22, 2015. The reduced quorum requirement of 25% was achieved and the results, as reported by Inspectors of Election Pat Magee, George Fulmore and Bill Agnew, were:

Marc Buchanan*	267
Salinda Cardoza*	315
Rich Ellenson*	269
Jaime Keane*	271
Todd Peterson	207

*= elected for a term of 2 years

BOARD OFFICERS 2015-16

Mark Weinmann, President
Donna Glover, Vice President
Salinda Cardoza, Secretary
Tim Wright, Treasurer

The IRS Ruling 70-604, that any excess of membership income over membership expenses for the end of the current fiscal year shall be applied against the subsequent tax year member assessments, passed with a vote of 280 to 12.

BOARD OPENING

Jaime Keane was elected to the Board on October 22 and resigned, due to personal reasons, on October 23. This leaves a position open on the Board. In the event of a vacancy, the remaining Directors, according to the By-Laws, may fill that vacancy with a vote of the Board. If you are interested in serving your community as a member of the Board of Directors, please contact General Manager Pat Magee at the Business Office, 925.687.9961, or businessoffice@Walnutcountry.com. The deadline for indicating an interest in serving is December 1, 2015. The Board will interview candidates in December and make a decision at their January meeting.

If you are interested in being considered for a seat on the Board, it is strongly recommended that you attend the November 19 and December 17 Board Meetings, so you can see what is involved. The commitment is for one year, until the 2016 election in October, at which time, if you wish, you may run for re-election.

Special Dates

Nov. 4	Landscape Meeting	7pm	Business Office
Nov. 6	Smokestack Boutique	7am - 7pm	Clubhouse
Nov. 7	Smokestack Boutique	9am - 4pm	Clubhouse
Nov. 11	Architectural Meeting	6:30pm	Business Office
Nov. 11	Senior Potluck	5:30pm	Clubhouse
Nov. 17	Book Club	6:30pm	Clubhouse
Nov. 19	Board of Directors Meeting	7pm	Bus. Office
Dec. 6	Winter Holiday Celebration	3pm - 5pm	Clubhouse
Dec. 9	Senior Holiday Potluck Dinner	5:30pm	Clubhouse

Treasurer's Report (Year To Date)

BALANCE SHEET as of September 30, 2015

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Current Assets

Cash Operating Acct.	\$308,958
Cash Reserve Acct.	2,376,601
Receivables	13,201
Prepaid Expenses	11,793
TOTAL CURRENT ASSETS	<u>\$2,710,553</u>

Current Liabilities & Capital

Liabilities	\$99,313
Reserves	2,365,154
Owner's Equity	185,474
Income	60,612
TOTAL CURRENT LIABILITIES & CAPITAL	<u>\$2,710,553</u>

Year-To-Date BUDGET REPORT

	<u>Actual</u>	<u>Budget</u>	Actual Over or (under) <u>Budget</u>
Total Revenues	\$979,897	\$956,889	\$23,008
Operating Expenses			
Payroll/Benefits/Taxes	\$94,838	\$97,650	\$(2,812)
Management Expenses	136,201	110,205	25,996
Office Equip/Supplies	17,073	20,232	(3,159)
Professional Services	13,657	20,718	(7,061)
Facilities Repair/Maint.	215,777	235,944	(20,167)
Recreation	12,376	11,844	532
Utilities	128,291	150,386	(22,095)
Security Expenses	30,334	41,823	(11,489)
Insurance	37,898	36,486	1,412
Tax & Licenses	10,874	9,711	1,163
Reserve Expenses	221,499	221,499	
Miscellaneous Expense	465	4,500	(4,035)
Total Operating Expense	\$919,283	\$960,998	\$(41,715)
Net Income	\$60,614	\$(4,109)	\$64,723

Pat Magee: General Manager

The Crossings Business Office

925- 687-9961

Businessoffice@Walnutcountry.com

PRESIDENTS CORNER – November 2015

It was great to see many of you at our annual “Oktoberfest”. The Activities Committee and Staff did a fantastic job with the event. We had great “Oktoberfest” beers to taste and great food to go with it. Our last community event of the year is coming up - our **Crossings Winter Holiday Celebration**. Join us on **Sunday, December 6th** for this family-oriented event for everyone to enjoy the Holiday season. The Activities Committee has dwindled in membership of late and we are looking for anyone willing to join in and help. We’re not asking for a big commitment and even if you’d like to help out for certain events, we’d love to have you. Contact Pat at the Business Office for more information.

Our Cowell HOA Board of Directors election results were announced at the annual meeting on October 22 and we had a change in membership. Three of our incumbents were elected to new terms – Marc Buchanan, Salinda Cardoza and Rich Ellenson. The fourth board seat went to a newcomer Jaime Keane. Todd Peterson was not re-elected. Shortly after the first regular BOD meeting, we received Jaime Keane’s resignation due to personal issues.

I’d like to first commend Todd Peterson’s two years of service on the Board. As many of you know, Todd (and his wife, Cherree) were fixtures at the BOD meetings long before he was elected. He has continually pushed our board to perform and has helped us make great strides in becoming more efficient, effective and transparent. During his tenure, he also chaired the Landscape Committee and helped it drive several projects which have helped us look to the future in both beautifying the association while conserving water. I heartily thank Todd for his service and will definitely miss his contributions.

With the resignation, the BOD has met and will proceed to fill this vacancy in the next few months. We need a dedicated person from our community to assist us and to understand the commitment necessary. We only meet once a month, but do have committees and other activities that are required. Please see the information in this edition of the Signal for details.

At our Annual Meeting, we also reviewed the “State of Walnut Country” showing both achievements, focus areas for the coming year and a look into our finances and reserves. We are making the presentation available on our website. See this issue or the next eSignal for a link to the presentation. It’s a great story that we will continue to build on in the coming year. If you have a desire to get involved to help, we CAN use you. We are currently working to form committees around Facilities (reserve) projects as well as Safety/Security. We know some of you are interested. For a few hours a month, you can help us make a difference for the association. Please contact the Business Office to find out more

With the Thanksgiving Holiday this month, our regular Board of Directors meeting will be one week earlier on Thursday, November 19th. Please join us if you can. Until next month...

Mark Weinmann, President

ARCHITECTURAL COMMITTEE REPORT

The Architectural Committee (AC) would like to remind homeowners that holiday decorations must be taken down within 30 days of the end of each holiday season. And to please abide by CHOA's guidelines, rules, and Governing documents. Homeowners NEED to submit an Architectural Application prior to commencing any painting, landscaping or renovation in front of their lot, dwelling 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 indicate more information is requested. This includes, but is 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.

(Continued on page 4)

(855) 371-5300 Security for Common Area

GSG Protective Security



ARCHITECTURAL COMMITTEE REPORT (Con't)

The AC will continue looking at the following while doing inspections: Tree branches hanging lower than 8 feet from sidewalk and 12 feet above street; 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. 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. Non-operable vehicles on driveways and/or streets, and unregistered vehicles. Also, weeds growing in places such as rock beds, lawns and driveway cracks. All painted exterior surfaces such as base, trim and fascia boards in need of new paint or replacement; this includes beams rotting and/or in need of new paint. Please note existing colors and/or pre approved colors found in the Business Office color book will receive immediate approval once application is submitted.

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. 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.

STREET CLEANING REMINDER

The city of Concord has started street sweeping in our community on the 4th Monday each month. Please try to keep the street in front of your home clear so that the street sweeper can do its dirty work. For more information visit: <http://www.cityofconcord.org/streetsweeping>.

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

Santa's Smokestack Boutique

BRING THIS CARD TO
REMAIN ON MAILING LIST

Walnut Country Clubhouse
4465 S. Larwin Avenue, Concord
(Near Ygnacio Valley & Cowell)



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Saturday: Nov 7 - 9 am to 4 pm

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*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...

November: "The Missing"

By Tim Gautreaux

December: "The Red Sparrow"

By Jason Matthews

Next meeting: Tuesday, November 17th at 6:30pm in the Clubhouse.

**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.

View From The Clubhouse

As we approach the end of another year we think of how we could have made a difference in our community. Those of us that work to make living at The Crossings a memorable experience appreciate the constructive feedback we get from you. So, if you have anything you'd like us to address... concerns, starting a new class or club, how to make the clubhouse more user-friendly, anything at all... please do not hesitate to get in touch with me in the clubhouse office between the hours of noon and 5pm Monday through Friday. Thank you!

With two large CHOA sponsored events, the Fall BBQ and Oktoberfest just passing it's time to look ahead to next year's CHOA sponsored events. To start with, I am looking for feedback on whether or not to sponsor another Super Bowl party. I will need you to contact me by e-mail, telephone or in person no later than December 31st. Last year's Super Bowl party was a great hit with 64 people in attendance watching a fantastic game. Why not do it again?

Quick word about why we require RSVP's to most of our events... In order to adequately prepare for an event we must know an approximate number of guests that will be attending a particular event. We ask for your RSVP so that we know how much food, etc. to purchase and prepare. Thus, based on the number of RSVP's we received for the Oktoberfest event, 155, we purchased and spent money for approximately that many people (give or take 10%). We set a budget of \$10 per person. We had 85 people show up with 70 no shows. We ask you to please respect the process and abide by your promise to attend if you RSVP.

"Do vstrechi" / "До Встречи" ("Until Next Time" in Russian)

Andy Steinberg
Clubhouse Supervisor

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

Walnut Country Recreation & Communications News

WALNUT COUNTRY PRESCHOOL NEWS

October was a wonderful month for our preschool family. The 4 year old class and Pre-K class enjoyed their annual visit to the Clayton Valley Pumpkin Patch. The children (and some parents, too) learned all about pumpkins, gourds, and different animals that live on their farm. The students all learned about pumpkins, Fall, and Halloween. We ended October with fun Halloween parades and parties for each class and a visit from the Fall fairy. We look forward to a great November with our family and friends here at Walnut Country Preschool.

If you or someone you know is looking for a fantastic learning environment, please contact the Preschool at 925-798-9686 or email us at wcpreschool@astound.net

COMMUNICATIONS COMMITTEE REPORT

The Committee has started developing the list of questions to include in the first Walnut Country survey conducted in five years, but we want your input! Do you have big picture ideas for the community? Do you want to find out if your neighbors would support an idea to change our common areas or facilities? Let us know what you would like included, by emailing Pat at businessoffice@walnutcountry.com, and we will see about adding it to the survey. All ideas are welcome and encouraged!

Last month the Communications Committee received multiple proposals to redesign the Walnut Country web site and create a smartphone application. After reviewing the proposals and requesting and receiving formal price bids, the Committee will recommend a company to the Board of Directors for approval.

In the social media realm, CHOA now has official accounts on Nextdoor as "CHOA General Manager" and Facebook as "Cowell HOA". Going forward, there will be a slew of messages on both sites from these accounts - all to keep our community informed of meetings, events, and news. These sites have become more popular in the last few months with 295 people on the Walnut Country Nextdoor site (join it by visiting <https://goo.gl/mfNNpv>) and 171 people in the Claycord.com Crossings Facebook group (<https://www.facebook.com/groups/TheCrossingsClaycord>). As always, Nextdoor and Facebook are not official CHOA sites; the views expressed on these sites do not necessarily reflect those of the CHOA BOD.

Rich Ellenson - Communications Committee Chairperson

WALNUT COUNTRY TENNIS

Update: The new tennis poles and light fixtures are due to be replaced by mid November. The new light fixtures will be of newer technology and have a more evenly spread of light coverage. The new poles will be a dark green color.

All three of our current USTA Teams are mid way through their fall season. Winter teams will be forming soon. If anyone is interested in participating and getting involved please contact me.

Winter tennis lessons will continue weather permitting.

Thor Schreck – Walnut Country Tennis Pro – U.S.P.T.A. 925-324-0285

WALNUT COUNTRY SWIM TEAM

Registration coming in February!

Come be a part of our Stingray Family.

Email: wcaststingrays@gmail.com for more information.



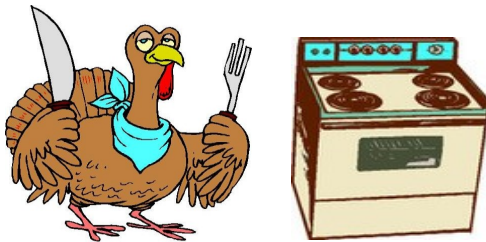
Walnut Country Signal

* SENIORS' POTLUCK DINNER *

Okay all you turkeys, stand up and be counted! It's the Senior Potluck Thanksgiving Feast and you are invited. We have lots to be thankful for in our lives and being part of this group is one of them. Make sure you are counted in for this delightful evening taking place on November 11th at 5:30pm in the clubhouse lounge. Please call Caroline Jackson (925-687-7052) by Nov. 4th for your food assignment.

So get your gilet on and get ready to celebrate!

HAPPY THANKSGIVING Y'ALL!



Advertisement

Boutique & Vendor Fair

Saturday, November 14th, 2015

9 am – 4 pm

Faith Missionary Baptist Church Gymnasium
4266 Thompson Dr, Concord

Crafts including
gift tags, gift baskets, baked goods, artwork,
woodwork, soap, scarves, holiday items, unique
gifts, stocking stuffers & more.

Come browse the booths of these vendors:

- | | |
|-----------------|----------------|
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Family Movie Night Friday, November 20th

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**\$1 all you can eat
hot dogs & popcorn**

**Doors open at 5:30 pm
Movie starts at 6:30 pm**

Folding chairs provided, feel free
to bring lawn chairs or blankets!

The Gym @ Faith Missionary Baptist
Church
4266 Thompson Dr, Concord



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The Signal Singular

November 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
businessoffice@walnutcountry.com
Clubhouse 925.825.0250
Andy Steinberg recdirector@walnutcountry.com

Clubhouse and Greenbelt Events

(for more information, contact the clubhouse)

November 5 & 8 (Thur & Sun)	All day	Clubhouse closed for Smokestack Boutique setup and cleanup
November 6 & 7 (Fri & Sat)		Smokestack Boutique: Friday 7a-7p and Saturday 9a-4p
November 11 (Wed)	5:30p	Senior Pot Luck
November 17 (Tue)	6:30p	Book Club: "The Missing" by Tim Gautreaux
November 26 & 27 (Thur & Fri)	All day	Clubhouse closed for Thanksgiving



		Save the date...
December 6 (Sun)	3-5p	Winter Holiday Celebration

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)

November 4 (Wed)	7p	Landscape Committee meeting (business office)
November 11 (Wed)	6:30p	Architectural Committee meeting (business office)
November 19 (Thur)	7p	CHOA Board of Directors Annual Meeting (business office)
