

# THE CROSSINGS The Signal

## May 2016

Visit us online!  
[www.walnutcountry.com](http://www.walnutcountry.com)

### NOTE ABOUT GREENBELT USAGE

(see page 5)

### WALNUT COUNTRY GARAGE SALE

(see page 4)

### WANTED: LIFEGUARDS & POOL OPENER

(see page 6)

### WALNUT COUNTRY T-BALL

Registration begins May 2nd!

Season begins June 13th!

Call or e-mail the clubhouse office  
for more Information!

925-825-0250

[recdirector@walnutcountry.com](mailto:recdirector@walnutcountry.com)

Registration fee is \$85 per player



### THE MAIN POOL IS OPEN!

Join your fellow homeowners for a dip in the Main Pool! Thanks to the WCST the pool is now open. The pool hours are as follows: 9am to 3pm Monday–Friday, and 9am to 8pm Saturday and Sunday (until Memorial Day, when available hours will change and the East/West pools will be open for the season). At 3pm Monday to Friday, the WCST has exclusive use of the pool to conduct its pre-season practice until the pool closes at 8pm. As a thank you to homeowners, The WCST is paying the entire operating costs of the Main Pool during this time, even those days and times when they are not practicing.

### NEED A VOLUNTEER TO DELIVER THE SIGNAL FOR BUCKTHORN COURT ASAP!

Please contact the Clubhouse  
office if you can help us out.

925-825-0250/

[recdirector@walnutcountry.com](mailto:recdirector@walnutcountry.com)

### CINCO de MAYO CELEBRATION

Friday Night May 6th / 6:00 - 10:00pm.

Cinco de Mayo might not be a national holiday in Mexico, but it is a celebration near to heart of North Americans. Everyone loves a good party and this will be no exception.

Bring an entrée to share with your neighbors and CHOA will supply everything else. And don't forget to bring the kids! Like last year, there will be a piñata full of candy for them to break open and devour.

Please RSVP by May 2nd

925.825.0250/

[recdirector@walnutcountry.com](mailto:recdirector@walnutcountry.com)

**\* THIS WILL BE A NON ALCOHOL EVENT \***



### You May Now Email Board Directors – Directly!

As part of the CHOA Board's efforts to improve communication channels for homeowners, all Directors may now be reached via direct email addresses. To email a Board Director, visit [www.walnutcountry.com](http://www.walnutcountry.com), look down the left menu for "CHOA Board", and click that link. From there, click a Director's name to open a blank email addressed to him or her and share your thoughts or ask questions about how things are going.

### **FACILITIES PROJECTS UPDATE**

WEST POOL: Work is progressing and a Memorial Day weekend grand opening BBQ is all but assured. All of the plumbing and electrical cabling is completed, the coping and tile have been installed (absolutely beautiful!) and installation of the pavers has begun.

LAWSON COURT WOODEN BRIDGES: The wooden bridges on Lawson Court are due to be replaced soon. They are rather dilapidated and it's time. Look for work to begin sometime in May.

BUSINESS OFFICE SIDEWALK: The sidewalk, curb and gutter on the S. Larwin side of the Business Office will also be replaced in May.

## Treasurer's Report (Year To Date)

### BALANCE SHEET as of March 31, 2016

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#### Current Assets

Cash Operating Acct.	\$389,150
Cash Reserve Acct.	2,338,786
Receivables	9,312
Prepaid Expenses	41,834
<b>TOTAL CURRENT ASSETS</b>	<b><u>\$2,779,082</u></b>

#### Current Liabilities & Capital

Liabilities	\$98,270
Reserves	2,337,849
Owner's Equity	307,295
Income	35,668
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b><u>\$2,779,082</u></b>

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

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$334,508	\$321,372	\$13,136
Operating Expenses			
Payroll/Benefits/Taxes	\$21,914	36,438	\$(14,524)
Management Expenses	43,844	43,914	(70)
Office Equip/Supplies	9,007	7,080	1,927
Professional Services	7,792	6,351	1,441
Facilities Repair/Maint.	72,553	78,093	(5,540)
Recreation	2,793	3,873	(1,080)
Utilities	23,796	30,578	(6,782)
Security Expenses	10,683	11,184	(501)
Insurance	14,366	15,750	(1,384)
Tax & Licenses	10,564	3,273	7,291
Reserve Expenses	71,046	71,046	
Miscellaneous Expense	686	1,251	(565)
<b>Total Operating Expense</b>	<b>\$298,843</b>	<b>\$308,831</b>	<b>\$9,988</b>
<b>Net Income</b>	<b>\$35,665</b>	<b>\$12,541</b>	<b>\$(23,124)</b>

Pat Magee, General Manager

The Crossings Business Office  
925- 687-9961  
Businessoffice@Walnutcountry.com

## President's Corner - May 2016

It seems that the rainy season is finally winding down and we are grateful as it has helped to revitalize our biggest asset – the greenbelt. However, it's also important to note that our Landscape Committee and Landscape Care (our landscape company) kept it in great shape despite the ongoing drought. We've also seen many homes re-landscape their front yards to be more drought tolerant. Thank you for keeping them looking good. With the Spring and recent rain, we do need to make sure (especially those who may have not attended to their yards) that we start to get them looking good and maintained. Pull those weeds and spruce things up so the neighborhood looks good for everyone.

We just completed our 6<sup>th</sup> annual wine tasting with a great format of having a local wine seller provide the wine and their knowledge. Dan Batlin from Buon Vino in Walnut Creek held a detailed tasting for many of our guests. It was a great event well attended by the community. However, we have noticed of late that we have had issues with people RSVPing and not showing up. Given we have limited room for certain events, this does create an issue. For upcoming events we will be trying a new process to make sure this is managed as best as we can.

In this edition of the Signal, we have a new feature which we hope will provide information on important topics that all homeowners and residents need to be aware of. ***"Did You Know...?"*** will have a topic of interest that we all need to make ourselves aware of. This month's topic is on the parking on our streets.

The Board continues to evaluate reserve projects for the coming year and we're closely watching (as I'm sure many of you are) the progress on the renovation of the West Pool. While the recent rains did slow things, the project is moving along and we anticipate the pool will be looking great for the opening at the end of May. The new pool tile and coping has been installed, including new lane markers for those lap swimmers, and the pavers will be laid soon.

Finally, I would like to ask all of you for your help. Our association does not run itself. In addition to those we employ, we have dedicated board members and volunteers – but we don't have enough of them! Walnut Country/The Crossings is a great place to live. We want to make sure it stays that way and need your help to do so. Consider...

- Working at one of our community events for a couple of hours
- Bringing your voice/expertise to one of our committees – this only takes a few hours a month
- Becoming a member of our Board of Directors. Our annual election will be coming up. Those on our board always look for "new blood" that can continue our great work.

We would be pleased to have you join us on May 26<sup>th</sup> for our next regular monthly BOD meeting. Until next month...

Mark Weinmann, President

### ***"Did You Know...? - Street Parking"***

Did you know...that street parking in our association is governed by the California State Vehicle code? It's true! Our streets are not "private". California's basic street parking law states that all cars parked on our streets must be, "parked with the right-hand wheels of the vehicle parallel with and within 18 inches of the right-hand curb." Many of the cars parked on our streets violate this at times and could be subject to a ticket as a result. Especially worrisome is the practice of parking "head in" at the end of our cul-de-sacs. This is not only illegal, but also unsafe as it creates issues for emergency vehicles and cars that may not be able to navigate easily at the end of these streets.

#### ***Here's a brief list of parking situations that are NOT legal:***

- Head-in parking at the end of cul-de-sac streets
- Parking on the "opposite" side of the street (right hand tires must be parallel to the right hand curb)
- Parking farther than 18 inches from the curb
- Parking in your driveway but letting your car block the public sidewalk

We will be paying closer attention to this and partnering with the City of Concord to help alleviate parking issues and make our neighborhood safer.

(855) 371-5300—Security for Common Area

## GSG Protective Security



### 2016 Community Emergency Response Team (CERT) Training

Tuesdays: April 5 through May 10 at 6:30pm  
Tuesdays: Sept. 13 through Oct. 11 at 6:30pm  
Classes are at the Concord Police Department,  
1350 Galindo St. in Concord  
Search "Concord CERT" and click on Eventbrite,  
email [Concord.CA.CERT@gmail.com](mailto:Concord.CA.CERT@gmail.com) or call  
[\(925\) 603-5933](tel:(925)603-5933) to reserve a seat.

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### ARCHITECTURAL COMMITTEE

The Architectural Committee would like to thank those who have removed the unsightly weeds from their lots. We would also like to thank those who removed ivy and shrubs/bushes blocking sidewalk access as well as tree branches blocking lights & street signs. Those of you who have not done so, may receive an Architectural Notice in the mail to remove said weeds, branches, etc. Please note the tone of the notice while informative may be interpreted as threatening, this is NOT the case. It is merely conveying information the Association is told to include in said letter. Should you need more time to correct said notice the AC encourages fellow homeowners to contact General Manager, Pat Magee in the Business Office at 925 687-9961.

Along with our focus on the unsightly weeds; the AC will also take note of the following: tree branches blocking street lights, street signs, and hanging lower than 8 feet from the sidewalk and 12 feet above the street. Also, bushes, shrubs and ivy that are blocking sidewalk access or view and all painted exterior surfaces such as base, trim, fascia boards, balconies, garage doors and beams. The AC will also focus on fences. You may have noticed many of our homes have fences in need of replacement. We are aware of this, too and are constantly citing them.

(Con't)

### Walnut Country Garage Sale

May 7th / 8am—1pm

The Crossings Annual Garage Sale sponsored by resident and realtor Nancy Bennett is coming up Saturday, May 7th. The entire community will be awash with hidden treasures. This is your chance to get in on some great deals or empty out the garage. Either way it will be a fun way to spend the day!

Please RSVP to:

[crossingsgaragesale2016.eventbrite.com](http://crossingsgaragesale2016.eventbrite.com)

### 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

\*\*\*\*\*

(Architectural Committee Article Con't)

As a reminder, homeowners NEED to submit an Architectural Application before the start of any landscaping or renovation in front of their lot or any area that can be seen from common areas, sidewalk or street. And wait for either an approval, approval with conditions or denial. Please note, a denial could be that more information is requested. This includes, but not limited to, removing trees, painting house, replacing driveways, replacing front lawns and/or fences, and 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](http://www.walnutcountry.com). If you have any questions please contact Pat Magee at the Business Office or attend an AC meeting. For those of you who know this, we apologize, but it needs to be repeated.

Andy Steinberg, Recreation Director

Clubhouse Office

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](mailto:info@berkshire-books.com) or call the Clubhouse at 925-825-0250.

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

May: "Bad Monkey" by Carl Hiaasen

June: "My Family and Other Animals" by Gerald Durrell

Next meeting: Tuesday, May 17<sup>th</sup>, at 6:30pm in the Clubhouse.

**NOTE ABOUT GREENBELT USAGE**

Using the greenbelt is on a first come, first serve basis. There is no reserving space anywhere on the greenbelt. You are required to check in with the clubhouse staff so they are aware of your gathering. In this way the staff will know where you are in case of an emergency. In addition, if you are renting a bouncy house or something similar, you are required to obtain a one-day "Certificate of Insurance" and present it to the Clubhouse staff. Under the "Additional Insured" box please name Cowell HOA. Questions? Call 925-825-0250.

**View From The Clubhouse**

As the CHOA sponsored events come and go I've noticed a marked improvement in rsvp responses. This is something I want to thank the vast majority of you on. Not only are most of your rsvp's coming in before the deadline, they are also coming in with the necessary information... first/last name, address, contact number, and the number in your party. When directions are followed it makes it so much easier to plan accordingly. So, thank you all very much! With that said, out of the original 125 RSVPs there were 33 no-shows. This is an ongoing problem that the Board is taking under consideration moving forward towards the next CHOA sponsored event in September.

I thought this would be the ideal time to reiterate Clubhouse Rental Requirements as some renters are not clear on the process. Number 1: You MUST submit your \$500 Security/Cleaning deposit to secure your rental date. If you do not, your tentative date is in jeopardy of being given to someone else. Number 2: You MUST fill out the Rental Contract in its entirety. That means signatures where required and initials where required. Number 3: All required forms, fees, paperwork MUST be turned in at least two weeks prior to your event. If not, there is a chance you will lose your rental date. Number 4: There is a site walk-through form that the Clubhouse staff and you MUST perform before AND after your event. I advise taking pictures of the items you think might cause you trouble later on. You do not want to be blamed for something you did not do. Number 5: If you rent a certain area of the Clubhouse you are NOT allowed to use any other part (i.e: Game Room and/or Kitchen). If you do you will be charged. Thank you for abiding by the rules and policies set up to make your event go smooth and worry free.

Biz Shpeter, ("Until Next Time" in Yiddish)

*Andy Steinberg, Clubhouse Supervisor*

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**4497 Silverberry Court**

**4408 Striped Maple Court**

**4426 Striped Maple Court**

**1340 Rising Dawn Lane**

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

## Recreation, Preschool & Communications News

### WALNUT COUNTRY PRESCHOOL NEWS

As we start winding down the school year, fun lessons and great activities keep our students busy at Walnut Country Preschool. Mother's Day brunch was fun and fabulous as always. The children had a nice program and wonderful gifts for the special women in their lives. Our 4's and Pre-K will visit the pumpkin farm in Clayton. The students will learn all about spring planting, composting, and the critters in our garden, especially earthworms. Our families are looking forward to the end of the month when we will have our annual Ice Cream Social and Raffle. This is a fun event for all of our preschool families.

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 calling 925-798-9686, or by email at [wcpreschool@astound.net](mailto:wcpreschool@astound.net).

As some of you might already know, Walnut Country Preschool Director, Caryn Borba, will be retiring this spring. There will be a party on SATURDAY JUNE 11th, 2-4pm in the clubhouse. We would be happy to see all old and current preschool families and friends joining us on that special day. We are also trying to put together a picture show for the party and looking for pictures of Caryn at the preschool/with the kids. The older the better, but any pictures would be appreciated. If you have any to share please contact [petra.keskitalo@gmail.com](mailto:petra.keskitalo@gmail.com). Pictures can be emailed to me or I can pick them up and scan them if they are not digital. Thank you!

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### COMMUNICATIONS COMMITTEE UPDATE

The website design is off and running as we've already reviewed three wireframe designs and are now reviewing the first homepage draft. After the homepage look is decided, we'll decide on style standards for the entire site before adding loads of content and new features. We've had conference calls every two weeks with the design firm and look forward to hitting all of our milestones together. When the site launches, it'll become your first stop for any and all information for our community.

Subscriptions for the eSignal continue pouring in so why not join more than 550 neighbors who get the latest CHOA news delivered right to their inboxes several times throughout the month? To signup, go to [www.walnutcountry.com](http://www.walnutcountry.com). On the right, there's a signup box for the eSignal. Submit your email address in that box, complete the next page and voila! – You're better informed of things in our community.

Rich Ellenson, Communications Committee Chairperson ([choadir2@walnutcountry.com](mailto:choadir2@walnutcountry.com))

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### WALNUT COUNTRY SWIM TEAM ANNOUNCEMENTS

Last Chance to register for the Walnut Country Swim Team! Be part of the fun and feel the sting. Time Trials kick off May 21st! Visit [www.wcstingrays.com](http://www.wcstingrays.com) for more information.

WCST Casino Night: Saturday, June 4, 2016 6 - 10pm in the Clubhouse  
Email [wcstfundraising@gmail.com](mailto:wcstfundraising@gmail.com) for more information and tickets.

\*\*\*\*\*

### NOW HIRING: LIFEGUARDS

#### Lifeguard Prerequisites:

1. Must be at least 16 years old.
2. Must be able to swim 300 yards continuously.
3. Obtain a Work Permit, if under the age of 18.
4. Need to be signed up for an American Red Cross Lifeguard class

Local American Red Cross Lifeguard Certification Classes: [bappoa.org/classes/category/lifeguarding/](http://bappoa.org/classes/category/lifeguarding/)

\*Certification class needs to be completed BEFORE May 31.

### NOW HIRING: POOL OPENER (Rate: \$10.00/hr)

Prerequisites: You must be at least 16 years old. You must also obtain a Work Permit, if under the age of 18.

Description: Open pools daily by 6:30am and close at 8pm. You would need to unlock/lock gates & bathrooms, flip signs, check the Chlorine/Ph levels, and take off/put on tarps. Someone who is responsible and reliable.

The job would start early April and continue through the summer.

**Applications are available in the Clubhouse and Business Office.**

## Walnut Country Signal

### SENIORS' MAY POTLUCK DINNER

April showers bring May flowers, that is what they say. But if all the showers turned to flowers, we'd have quite a colorful day! And there you have it, the potluck theme for the upcoming senior potluck taking place on May 11th at 5:30pm in the clubhouse lounge.

Deadline to get your food assignment from Caroline Jackson is May 4th. Those of you who wish to join the party can call Caroline at 687-7052 to get all the what's what. See you there!

(NOTE: May will be the last dinner before the summer break; no potlucks will be held in June, July and August. We will be starting up again in the fall with our first dinner on Wednesday, Sept. 14th at 5:30pm).



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### CRAFTERS AND ARTISTS WANTED

**Santa's Smokestack Boutique is looking for talented craftspeople and artists with fresh new products to enhance our 39<sup>th</sup> annual boutique scheduled for November 4 & 5th.**

**All new items are juried for uniqueness, quality and suitability. Screening dates are**

**Friday, June 24th**

**Friday, August 26th**

**Friday, September 16th**

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

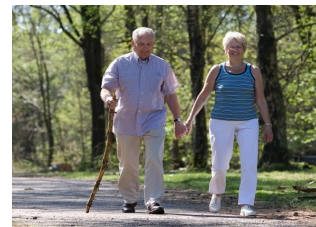
### \* Memorial Bench \* on the greenbelt

Is there a loved one that you'd like to honor? What better way to remember someone in your life that has passed than with a memorial plaque and bench where you and your



friends can rest and contemplate life's journey on your walk along the greenbelt?

For more information you can stop in to see Pat Magee in the Business Office, or you can call him at 925-687-9961. Thank you!



## The Signal

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**1/8 page ad = \$50 per month**

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