

# THE CROSSINGS The Signal

## JUNE 2016

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

### GREENBELT USAGE

(see page 5)

### CHOA and WCST – A Growing Partnership

(see page 3)

### LIFEGUARDS WANTED

(see page 6)

### WALNUT COUNTRY T-BALL

There's still time to register!  
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 is \$80 for residents  
\$85 for non-WC residents

### BOARD ANNOUNCEMENT

Many thanks to our outgoing Board Member Salinda Cardoza. Salinda tendered her resignation in May after serving for many years as a Director and Chair of the Architectural Committee, as well as a member of the Rules and Landscape Committees. Her thoughtful leadership and hard work will be sorely missed. We thank her for her service and wish her the best of luck.

### EAST & MAIN POOLS ARE OPEN!

It's swim season at the Crossings! Pool hours are as follows: 7am to 3pm Monday–Friday, and 7am to 8pm Saturday and Sunday. At 3pm Monday through Friday, the WCST has exclusive use of the pool to conduct its pre-season practice until the pool closes at 8pm. Starting June 13th the WCST will switch its practice times to the mornings; 7am to 12pm. Residents are free to use the pools from 12pm until closing. Summer hours will be in effect June 13th when pools are open until 9pm.

### BOARD ELECTIONS

Due to our recent board member resignation, five out of the seven seats on the Board of Directors are up for election in September at our Annual Meeting in September this year.

The ballots will be mailed out in August. To include your name on the ballot, you must announce your candidacy no later than July 15<sup>th</sup>. If you would like to run for the Board, please contact the Business Office at 687-9961 or by emailing [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com) to get a form to complete that includes your statement to the membership regarding your candidacy.

Serving on the Board is an important role where you can help insure our association is run well for the benefit of the community. It requires a commitment of approximately 7-12 hours per month. On an ongoing basis, pertinent information will be sent to you via email. Before each meeting you will receive a packet of information to read relating to the agenda. It is ***strongly recommended*** that you attend at least 2 full Board meetings prior to the election so that you can get an idea of the board member's responsibilities and time commitment involved. Monthly meetings can last from 4-6 hours. All Directors also get involved with one or more Committees, which meet either monthly or according to need.

Only members in good standing are eligible to serve: your assessment account must be current and there can be no open architectural violations. These are volunteer positions with no remuneration of any kind. It is the Board of Directors that decides how to spend the Association's money and the amount of your monthly assessment. No special training or knowledge is required; just a desire to keep the Crossings the best place to live in Concord!

### FACILITIES PROJECTS UPDATE

#### West Pool

As noted in May's Signal, we had hoped to have the West Pool open in time for Memorial Day. Due to unforeseen challenges, it is now looking like the third week in June. Everything is proceeding very well, except for the timing, and the pavers turned out beautifully. The landscaping around the pool is being upgraded as well and we are planning on a grand opening BBQ for July 4.

#### Lawson Court Wooden Bridges

The dilapidated wooden bridges on Lawson Court will be replaced soon with a concrete walkway instead of wood. This should blend in seamlessly and need far less maintenance than wood.

## Treasurer's Report (Year To Date)

### BALANCE SHEET as of April 30, 2016

# CARRASCO CONSTRUCTION

Quality \* Satisfaction



\* Trust \*

Lic. #797947



Additions & Remodels  
Kitchen & Bathroom  
Renovation  
Concrete Drives,  
Pool Decks & Patios  
Termite / Home  
Inspection Repairs  
Fire & Water Restoration

**BONDED & INSURED**

**Frank Carrasco**

**Bus: 925-864-4564**

**Fax: 925-689-0580**

www.carrasco-const.com



#### Current Assets

Cash Operating Acct.	\$407,229
Cash Reserve Acct.	2,339,019
Receivables	8,562
Prepaid Expenses	37,291
<b>TOTAL CURRENT ASSETS</b>	<b><u>\$2,792,101</u></b>

#### Current Liabilities & Capital

Liabilities	\$138,778
Reserves	2,295,049
Owner's Equity	307,295
Income	50,979
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b><u>\$2,792,101</u></b>

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

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$441,898	\$428,697	\$13,201
Operating Expenses			
Payroll/Benefits/Taxes	\$30,105	48,584	\$(18,479)
Management Expenses	58,232	58,552	(320)
Office Equip/Supplies	10,819	9,440	1,379
Professional Services	10,542	8,468	2,074
Facilities Repair/Maint.	95,151	104,124	(8,973)
Recreation	5,520	5,164	356
Utilities	31,218	42,104	(10,886)
Security Expenses	14,256	14,912	(656)
Insurance	19,180	21,000	(1,820)
Tax & Licenses	10,606	4,364	6,242
Reserve Expenses	94,728	94,728	
Miscellaneous Expense	500	1,668	(1,168)
<b>Total Operating Expense</b>	<b>\$390,918</b>	<b>\$413,108</b>	<b>\$22,190</b>
<b>Net Income</b>	<b>\$50,980</b>	<b>\$15,589</b>	<b>\$(35,391)</b>

Pat Magee, General Manager

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

**President's Corner****Mark Weinmann, President**

As we begin the summer season in the Crossings, many of you and your kids will be heading to the pool. Our Walnut Country Swim Team has had a great Spring Clinic and pre-season with their first meet coming up in early June. The Board is pleased to have built a strong partnership with the WCST Committee and wish them the greatest success. Please see the related story in this edition of the Signal. Also, our West Pool renovation continues towards a grand opening in late June. Unfortunately, the rainy weather in March and April did slow progress. However, the result is looking great with all of the work except the plastering completed. We have replaced the infrastructure and the deck. The new pavers look great! We are also making sure the landscaping is updated to make it look great both inside and out.

At our last Board of Directors meeting in May, we approved the installation of new sunshades over our main playground. We hope to move on the installation of these so we can take full advantage of them during the summer. As I now am often out in the greenbelt during the day, I am amazed at how much usage the playground gets and I know this new feature will bring a lot of value to those using it.

Our new Safety Committee has been busy evaluating and prioritizing our needs in this area under the leadership of BOD member Barry Collins. We have been very pleased with the homeowner involvement and the work they are doing with the City. One of their top focus areas is the increased traffic (especially on North & South Larwin in the mornings). They will be looking at ways we can partner with the city to help with this issue.

Soon we will be approaching our Annual Meeting and election. We're looking for candidates for the Board. We have directors whose terms will be up this year. I encourage all who are interested to consider joining the Board in helping to run our association. Please get in your application to the Business Office by July 15<sup>th</sup>. As part of the election process, we have a Meet the Candidates Night. This year, we will be having this as part of another community **Town Hall in August**. Our last one in February was so successful we want to do it again and bring you up to date on association happenings along with having an event to meet the Board candidates. Look for details coming soon.

**CHOA and WCST – A Growing Partnership**

Over the past several months, you may have heard about our Board and the WCST Committee working more closely to each other's benefit. Due to the hard work of all, we are happy to report that the issues are behind us and the partnership is continuing to grow. With the leadership of Donna Glover, Board VP, and Matt McCloskey, WCST Director working with a small team, much progress has been made to insure that WCST's operations are meeting the needs of CHOA and that CHOA is meeting the needs of WCST. Some accomplishments this year include:

- Setting up WCST financials and budget to align with our accounting needs
- Establishing processes and support for hiring of employees for the season
- Updating the WCST Committee Charter
- Establishing a schedule and costs for Spring and Fall Clinics

We've heard great feedback from WCST members and homeowners alike. However, we do know that some confusion may linger on the costs for some of the WCST activities, specifically how WCST costs for using the pool during their pre-season were developed in light of homeowners using the pool for part of the day during this period. Let's clarify this situation. During the Spring and Fall Clinics (except for September), the pool is used exclusively by WCST and they pay the incremental cost for operating the pool during this period where the pool would otherwise be closed. During the "pre-season" (from April to end of May), they also pay the incremental cost to operate the pool. However, homeowners can use the pool during this period when WCST is not practicing. This decision by CHOA BOD is mutually beneficial to all residents and WCST. It's equitable to all residents since swim team season has expanded to also extend pre-summer open pool hours as well. Offsetting the pre-season incremental costs is the regular season (from June to mid-August), where WCST is not charged any cost for the use of the pool. The rationale being that during the pre-season, the pool would not be open and operating if not used by WCST (therefore the incremental costs charged), but during the regular season the pool would be open even if WCST did not use it (so no costs are passed on to them). The BOD worked to develop a structure that would be fair and equitable to both WCST and homeowners alike. If you have further questions or comments around this, please seek out a WCST Committee or CHOA BOD member who can assist with your understanding.

All of us look forward to a great season for the WCST Stingrays. We wish them great success! Please come and cheer them on at the first home swim meet on Saturday, June 4<sup>th</sup>.

(855) 371-5300—Security for Common Area

## GSG Protective Security



### Have you ever wondered what you should do in an active shooter situation?

Concord Police Department Sgt. Mike Roberts will offer some suggestions that could save your life, from 7:00 to 8:30 PM on June 28, 2016 in the CHOA Business Office. To reserve a place call Mike Hendershot at 689-7587. Sponsored by CERT (Community Emergency Support Team) and Safety and Security Committee of the Cowell Homeowners Association.

### Summer Safety Tips for Kids

The final school bell has rung, the pencils and notebooks are packed away and the kids are ready for some summer fun! Children love the hot summer months, because they provide the perfect opportunity to spend lots of time outside.

#### ***Sun Protection***

- Avoid sun exposure during peak sun hours
- Wear protective clothing and sunglasses
- Sunscreen is a must (on sunny and cloudy days)! Look for products with UVA and UVB protection and an SPF of at least 15
- Sunscreen should be applied 30 minutes before going out and reapplied every two hours or sooner if swimming, sweating or toweling off.

#### ***Pedestrian Safety***

- Teach children to walk, not run, across the street.
- Children should cross only with an adult or an older, responsible child.
- Whenever crossing the street, try to make eye contact with any drivers nearby, to be sure they see you.
- Teach children to avoid running out from between parked cars.
- Use sidewalks whenever possible and hold your child's hand near any moving or parked vehicles.

### 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 925-687-9961 or email [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.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
CC Animal Services Dept.	925-335-8300

### SWIM LESSONS at THE CROSSINGS

Swim lessons are a great way to introduce your kids to one of the wonders of summertime. Daniela Reich, our new Pool Manager, is now scheduling lessons through the Clubhouse office. Lessons book quickly so come in to the office to register your son or daughter as soon as possible.



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...

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

Next meeting: Tuesday, June 21st, 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 "Certificate of Insurance" from the bouncy house company and present it to the Clubhouse staff. Under the "Additional Insured" box please name Cowell HOA. Questions? Call 925-825-0250, or 925-687-9961.

### View From The Clubhouse

Big news from the clubhouse!... the beverage and candy vending machines are back! Don't go hungry any longer after a long day of play and swimming.

Now that school is about to be out for the summer a few reminders to the parents: If your child wants to use the clubhouse facilities please make sure they bring their I.D. badge with them and have them check in with the office staff. If your child brings a friend with him or her make sure they present one of your guest badges... one guest badge per guest. If your child is coming into the clubhouse from the pool they MUST be completely dry. Wet floors can cause accidents. The kids must respect the clubhouse rules and not mistreat the games or furniture. If they don't they will be asked to leave for the day. Kids will not be allowed to sit in front of the clubhouse television and watch cartoons. They can do that at home. Summer hours for the clubhouse starting June 20: 12pm—9pm. Okay, now let's have a great summer vacation at the Crossings!

Last, but not least... before we know it it will be time to start planning for the CHOA Fall BBQ. This is by far the biggest and most labor intensive event of the year. With that said, the Activities Committee is looking for people to step up to the plate and volunteer. Your presence at our monthly meeting, while it would be wonderful to have your input, is not necessarily mandatory. As long as committee members can count on your help the day of the event your participation will be acknowledged and greatly appreciated! And to show our appreciation for volunteering our BBQ maestro will make sure you get a second helping of food.

*Andy Steinberg, Clubhouse Supervisor*

cho đến khi chúng ta gặp lại:  
("Until Next Time" in Vietnamese)

### SMALL JOBS, ETC.

Specializing in most home repair & remodel jobs, down to the small jobs that you can never find time to complete.

APPLIANCES INSTALLED \* ACOUSTIC CEILINGS  
CABINETS \* CLOSET & GARAGE UPDATES  
CROWN MOLDING \* DECKING \* DOORS and WINDOWS  
FLOORING \* GUTTERS \* LANDSCAPING \* PATIOS

Prompt and Professional. Guaranteed to meet or beat the competition! Call or email today for a free estimate!

"Don't sweat the SMALL stuff, that's our job!"



Steve Wright  
**(925) 435-2056**

[Smalljobsetc@gmail.com](mailto:Smalljobsetc@gmail.com)



**\* WE'RE IMPRESSED \***

**4420 Smoketree Court**

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



## Recreation, Preschool & Communications News

### WALNUT COUNTRY PRESCHOOL NEWS

We have had a wonderful time at Walnut Country Preschool this year and our students still have a few more fun days ahead before summer break. The students will finish the school year up with a swim day and their end of the year carnival. All of us at Walnut Country Preschool would like to thank you, the Crossings residents and surrounding neighborhoods for sharing your children with us and supporting our program. We wish everyone a safe and fun-filled summer and look forward to seeing you all again in the fall. 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 [wcpschool@astound.net](mailto:wcpschool@astound.net).

As some of you might already know, Preschool Director, Caryn Borba, will be retiring this spring. There will be a party on SAT. JUNE 11th, 2-4pm in the clubhouse. We would be happy to see all old and current preschool families and friends join 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. If you have any to share please contact [petra.keskitalo@gmail.com](mailto:petra.keskitalo@gmail.com). Pictures can be emailed or I can pick them up and scan them if they are not digital.

\*\*\*\*\*

### COMMUNICATIONS COMMITTEE UPDATE

The first version of our new homepage has been reviewed by the Committee and the design is off to a great start! We eagerly await the second homepage design based on our feedback noting things like the menu design, information placement, and special features. Once the homepage design is selected, we will work on style standards for the other pages, and before you know it, the site will be ready for launch! We look forward to making the new site your first stop for any and all information about our community.

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

\*\*\*\*\*

### WALNUT COUNTRY SWIM TEAM ANNOUNCEMENT

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 prior to the start of work

For applications & Information please contact Pat Magee at: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

\*\*\*\*\*

### USTA TENNIS NEWS

Currently the spring teams are half way through their regular season. Three of our four teams are doing quite well. The women's 4.0 is in second place, the Men's 4.5 is in first place, and the senior 65+3.5 is in first place with 10 wins and 0 losses. And it looks like all three teams are heading to the playoffs!

If you are a home owner in the Crossings and would like to captain a USTA Team, or participate on an existing team, please notify Tennis Pro Thor Schreck to be put on the wait list

Junior Tennis Camps are now available for sign-ups. See the insert in this newsletter. Completed forms can be dropped off at the clubhouse.

Walnut County Tennis Pro, Thor Schreck 925-324-0285.

## Walnut Country Signal

### SENIORS' POTLUCK DINNER

To all our friends at the Crossings...

There will be NO potluck dinners held in June, July and August. We will be starting up again in the fall with our first dinner on Wednesday, September 14th at 5:30pm. Have a safe and soothing summer!

**HAPPY  
SUMMER  
VACATION!**

### ADVERTISEMENT

## Contra Costa Painting



Bonded &  
Insured  
License  
#625942

**"The County's  
Cleanest"**

Locally Owned &  
Operated Since 1991

**(925) 676-8713**

[www.contracostapainting.com](http://www.contracostapainting.com)



Nelson Atkinson  
Owner

Residential  
&  
Commercial

### 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.

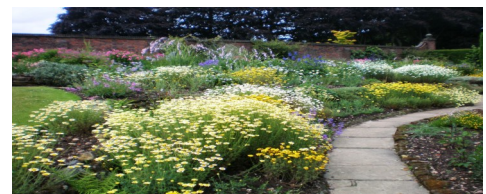
### \* Memorial Bench \* on the greenbelt

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

is delivered to 1062 homes in our development.

**Advertise your business in our newsletter!**

1/4 page ad = \$95 per month

1/8 page ad = \$50 per month

Inserts = \$75.00 per month + printer fees

**Call: (925) 825-0250**

For more information

## The Crossings

Collins Management  
(510) 262-1795

## Advertisements

**NBS Insurance Agency**Instant Term Life Quotes  
15+ Insurance Companies  
Agent for Cowell HOA**TERRY SHIMAMOTO**5554 Clayton Road Ste. 1-A Phone (925) 673-1845  
Concord, CA. 94521-4198 Fax (925) 673-9549  
License # 0534428 www.nbsagency.com  
E-Mail: nbsagency@sbcglobal.net**Best Cleaning Services**Residential/Commercial  
Weekly  
Bi-Weekly  
Monthly

Move out/move in services

Serving Concord and the East Bay since 1987

P.O. Box 3904  
Walnut Creek,  
CA 94598**(925) 676-4870**  
Lic: 88226000**LHI CONSTRUCTION**

Luigi Barberio, General Contractor

\* Remodeling Specialist \*

Kitchens / Bathrooms / Concrete

Free Estimates

(925) 682-9941

info@Lhiconstruction4u.com

www.Lhiconstruction4u.com

\*AS SEEN ON HGTV & CURB APPEAL \*  
License #570107Refer to this advertisement and a portion of my  
commission will be donated to the Walnut Country Swim Team &  
Preschool

Angela Washmera Gibbs

Broker Associate

925.385.8979

AngelaGibbsHomes.com

angela.gibbs@sothebysrealty.com

Bay | Sotheby's  
INTERNATIONAL REALTYEach office is independently  
Owned And Operated. CalBRE# 01930558**Professional Tennis Lessons****Thor Schreck**

GROUP &amp; INDIVIDUAL LESSONS

Little Grippers &amp; Gold Group

Beginners \* Intermediate \* Advanced

Basic Fundamentals to Advanced Techniques

For more information call 925-324-0285

www.thorsthundertennis.com

Attorney  
**RICH KITCHENS****WILLS AND LIVING TRUSTS**Done in your home  
At your convenience!

17 years experience

richkitchens@gmail.com

925-338-1858

4418 Water Oak Court, Concord

**Friendly Internet Systems**

We make computing Easy for You!

- Want answers in plain English instead of confusing "PC-english?"
- Wonder if you should upgrade your PC or buy a new one?
- DSL/Firewall Setup, network/printer connectivity, troubleshooting?
- Small business computer network design/install/administration?

Personal and friendly PC support at affordable rates!

Web site: [www.friendlyis.com](http://www.friendlyis.com)(925) 288-1349 Email: [friendlyis02@yahoo.com](mailto:friendlyis02@yahoo.com)