

THE CROSSINGS The Signal

July 2016

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Pool Announcement

(see page 5)

"Did you Know..."

(see page 3)

Crafters and Artists Wanted

(see page 7)

DRAFT RULES BOOKLET — INPUT

The CHOA Rules booklet has not been updated since 2005. Over the last year, the CHOA Board and Rules Committee has worked to update the Rules Booklet and wants initial feedback from homeowners on the proposed document.

In general, the Rules Booklet covers CHOA governance of day-to-day things such as: common facility usage, paint colors, vehicle parking, home additions, penalties and infractions, and property maintenance. CHOA is asking you, the homeowner, for feedback on the draft Rules Booklet.

To provide feedback, please follow these two simple steps:

1. View and download the document at: www.walnutcountry.com/Publish/Documents/DRAFT-2016-Rules-Booklet.pdf.
2. Send an email with your comments to the following address: Rulesfeedback@walnutcountry.com no later than Friday, July 8, 2016.

Following the comment period the Board of Directors will review all comments, make changes as needed, and publish the first update to this document in 10 years. This book will then be mailed to all Homeowners for the required 30-day review and comment period, after which the Board will review all comments and vote for adoption. Sending the booklet for comments now should make the final publishing process go smoother. CHOA thanks you for your time.

ANNUAL ELECTION

As we mentioned last month, there are five seats on the Board of Directors up for election in September.

The ballots are mailed out in August. To include your name on the ballot, you must announce your candidacy no later than July 15. Contact Pat Magee in the Business Office for a Nomination Form.

Serving on the Board is an important role where you can help ensure our association is run well for the benefit of the community. It requires 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 very important that you know what serving on the Board entails. To that end, if you are interested in serving, it is highly recommended that you attend the next Board meeting on July 28, staying through to the very end.

MEET THE CANDIDATES

Save the Date—August 21, 2016

A Town Hall is planned for Sunday, August 21st from 2-4pm in the Clubhouse. We'll introduce the candidates running for the Board of Directors and give everyone the opportunity to ask them questions.

INSPECTORS of ELECTIONS NEEDED

According to the bylaws we need two inspectors of election in addition to the General Manager. If you are interested please contact the Manager at 925-687-9961.

FACILITIES PROJECTS UPDATE

1. The West Pool will open Saturday, July 2 at 12 noon. And if you don't swim, please stop by between the hours of noon and 3pm on July 4 to check out the beautiful new pool and deck and have a hot dog or hamburger on us.
2. The sidewalk on side of the Business Office has been replaced, and the landscaping by the sidewalk will soon follow suit, with a very simple, low water design.

Treasurer's Report (Year To Date)

BALANCE SHEET as of May 31, 2016

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Current Assets

Cash Operating Acct.	\$420,501
Cash Reserve Acct.	2,324,371
Receivables	7,135
Prepaid Expenses	32,748
TOTAL CURRENT ASSETS	<u>\$2,784,755</u>

Current Liabilities & Capital

Liabilities	\$143,526
Reserves	2,277,172
Owner's Equity	307,295
Income	56,762
TOTAL CURRENT LIABILITIES & CAPITAL	<u>\$2,784,755</u>

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$546,960	\$536,022	\$10,938
Operating Expenses			
Payroll/Benefits/Taxes	\$39,589	\$60,730	\$(21,141)
Management Expenses	73,782	73,190	592
Office Equip/Supplies	12,914	11,800	1,114
Professional Services	10,598	10,585	13
Facilities Repair/Maint.	120,192	130,155	(9,963)
Recreation	7,537	6,455	1,082
Utilities	46,647	57,630	(10,983)
Security Expenses	15,419	18,640	(3,221)
Insurance	23,946	26,250	(2,304)
Tax & Licenses	10,606	5,455	5,151
Capital Acquisition	10,061		(10,061)
Reserve Expenses	118,410	118,410	
Miscellaneous Expense	500	2,085	(1,585)
Total Operating Expense	\$480,140	\$521,385	\$(41, 245)
Net Income	\$66,820	\$14,637	\$52,183

Pat Magee, General Manager

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

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

As we head into the summer season in the Crossings, many of you and your neighbors will be headed out for a well-deserved vacation. I wish you well and good times! The Board and staff of CHOA are busy. We've opened our East Pool and the West Pool is on track to open on July 2nd. Our own swim team, WCST, is in already working on a successful season and the Board continues to work to run and maintain a great place for us all to live.

At our recent Board meeting, we had some changes in the officers of the association. Donna Glover resigned her position as Vice President and was appointed Secretary. Barry Collins was appointed the new Vice President. While we still do have a vacancy on the Board, we are choosing not to fill it at this time due to our upcoming election. We have five positions that will be elected this year. We are always looking for help and new blood. 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 15th. Please see the article in this edition of the Signal for more information.

Based on the success of our **Town Hall** in February, the Board will be holding another one on **Sunday, August 21st in our Clubhouse from 2 to 4 p.m.** We'll be providing an update on our year-to-date accomplishments as well as affording all the opportunity to "Meet the Candidates" running for the Board. Food and drink will be served.

While we have ALL done great at water conversation, including managing our own association usage, we now understand from the state and our own water district, CCWD, that the drought emergency is over. The association has seen many a "brown" lawn as a result. Both the Board and Architectural committee are recommending to begin enforcement of our rules regarding home landscaping. Our aim is to make all of our yards look good again to enhance the beauty and value of the community. Communications will be coming soon so that all understand this shift back to our rules in this area.

As we enter into summer, we usually see an increase in security issues. In the past few weeks, we've learned of a few incidents. We all need to keep an eye out in the neighborhood during this season. If you spot trouble or suspect something may be wrong and it's happening on the greenbelt areas during the evening, please contact our security partner, GSG (phone number in the Signal). If it's illegal activity anywhere, please contact the Concord Police. Let's keep our community safe for everyone.

Our next community event, Fall/Back to School BBQ Celebration is approaching on Saturday, September 10th. The Activities Team will soon begin planning for the event. Details will be coming your way. We'll be using a new system to take RSVPs to better manage participation and we'll also be looking for volunteers to assist us.

Please join us on July 28th for our next regular monthly BOD meeting. Until next month...

"DID YOU KNOW... DOGS"

The old saying goes that dogs are man's best friend. However, we unfortunately see that some dog owners are not always friendly towards our association's rules regarding their dogs.

Did You Know....

- All pet owners are required to "clean-up" after their animals? This means picking up the poop and not brushing your dog and leaving clumps of hair behind – both things that are seen too much of the time on our greenbelts.
- We follow the Contra Costa County leash law. All dogs must be on a leash **at all times** on our greenbelt areas. The following are **NOT** excuses to skirt this law:
 - My dog obeys me; he doesn't need a leash...but what if he passes my dog who may not be as friendly? You may lose control of your dog.
 - My dog is small and won't hurt anyone...Yes, but my dog or child could upset them.
 - My dog needs to get off of his leash and run around...we have our very own dog park where you can take them off leash.
 - I just do it by my house near the greenbelt...see all of the above.

The safety and beauty of our association is up to all of us? **It is!** And keeping your pets picked up after and in control by obeying our rules will show your commitment to all!

(855) 371-5300—Security for Common Area

GSG Protective Security



As most of you are undoubtedly aware, another vehicle careened off Ygnacio Valley Road in June and down our South Slope toward South Larwin, coming to rest against a tree. Luckily, no one was seriously hurt this time. Had they not hit a tree, however, they would surely have crossed South Larwin, hitting anything that might have been in the way, such as a pedestrian or baby stroller, and maybe the side of a house. The Safety and Security Committee had previously met with the City of Concord traffic engineer on two occasions to request that the city help to mitigate traffic on the Larwins. Included in these requests was a guardrail on Ygnacio. Subsequent to this latest near-tragedy, the Committee sent a letter to the city formally requesting the guardrail, as well as the other traffic mitigating measures, but highlighting the guardrail. We will follow up on this letter until the city agrees to the installation.



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.

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

SUMMER SWIM LESSONS at THE CROSSINGS

Have your child learn how to swim with the fishes! 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. Cost? \$85 for five, one-half hour lessons. Questions? Call the Clubhouse at 925-825-0250.



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 or call the Clubhouse at 925-825-0250.

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

July: "The Lost Book of Moses"
by Chanan Tigay

Next meeting: Tuesday, July 19th, at 6:30pm in the Clubhouse.

**MAIN, EAST & WEST POOLS
ARE OPEN!**

~ East & West Pool Hours ~
7am to 8 pm

~ Main Pool Hours ~
Mon - Fri Noon - 9 pm
Sat & Sun 7 am - 9 pm

**RESIDENTS MUST BRING THEIR
CHOA ID BADGE**

**ALL GUESTS MUST HAVE A GUEST
BADGE or A ONE-DAY PASS**

**GUESTS MUST BE ACCOMPANIED BY A
RESIDENT**

**EVERYONE MUST CHECK IN WITH THE
LIFEGUARD**

For information on WCST swim meets
that close the pool please go to:

www.walnutcountry.com

ARCHITECTURAL COMMITTEE NEWS

As the Governor's drought emergency has been lifted due to the partial filling of the reservoirs, **the Architectural Committee will once again be inspecting for adequate watering of lawns.** This means that brown grass must again turn green. Many Homeowners chose, after getting approval from the Architecture Committee, to replace their lawns with low-water landscaping, and the results have been, for the most part, quite beautiful. You may still convert your lawn, of course, and rebates from CCWD are still available. To give ample time to turn the brown to green, the Architectural Committee will not send out letters for brown lawns until after their early August inspections.

There are many vehicles parked in driveways and on the streets in our community with expired license plates. These include vehicles that are officially PNO - Planned Non Operating - a designation from the State of California, indicating that you do not plan to operate your vehicle. Cowell's CC&Rs state, in Article II, Section 9: "No trailers, non-operable vehicles, boats, motor homes or other recreational vehicles are to be parked in the driveway or front yard of a lot or in the street for more than seventy-two consecutive hours pursuant to Concord Municipal Code Sections 10813, 3217 and California Vehicle Code Sections 22651 (k) and 22702." **The Architectural Committee will begin sending out violation letters for inoperable vehicles, including those with expired licenses and PNO designations after their July inspections.** They will include with these letters, similar information from Concord Code Enforcement.

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

Recreation, Clubhouse & Communications News

COMMUNICATIONS COMMITTEE UPDATE

Stay Better Informed - Signup for the eSignal

As you read this monthly issue of the Signal, did you know that there's also an online newsletter with other CHOA information that is delivered right to your email inbox several times a month? The eSignal is CHOA's immediate means of getting news to you, the residents in our community.

To stay better informed, join the more than 550 Walnut Country residents already receiving the eSignal. To sign up visit www.WalnutCountry.com. Locate the "Join eSignal - Our E-mail List" box on the right, enter your address, and click the "Go" button to complete signing up. It's that simple!

Rich Ellenson, Communications Committee Chairperson (choadir2@walnutcountry.com)

WALNUT COUNTRY SWIM TEAM ANNOUNCEMENT

Cole Louie

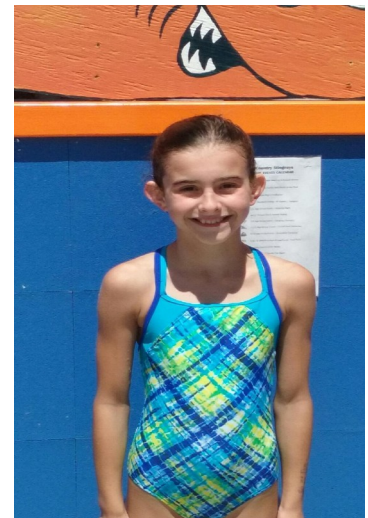
Cole Louie, a Walnut Country resident, is the first male Stingray Swimmer of the Week. Cole is 12, goes to Foothill Middle School, and is in his second year on the Walnut Country Swim Team. Cole joined the team mid-season last year and has shown immense growth. He has a strong work ethic, a generous smile, and is leading the popped time leader board for the team. Coach Adrian Lohse said, "Cole is an avid breaststroker who has worked hard to continue to improve every stroke and become a true asset to the team in every event".

Gianna Kougios

Gianna Kougios, a nine-year-old fifth Grader this fall at Mt. Diablo Elementary, is in her first year on WCST, having switched from Oakhurst Country Club. Gianna has immediately made her mark as one of the fastest and hardest working 9/10 girls, anchoring the "A" free and medley relay. We are so glad she is a Stingray. Coach Adrian Lohse said, "Gianna is a relentlessly hard worker who has adapted to the longer races of 9-10s quickly by developing each of her strokes while inspiring her teammates with her dedication".



Stingray Swimmers of the Month



CLUBHOUSE STAFF ANNOUNCEMENT

We have two new Recreation Assistants to introduce to the Walnut Country community ———

Justin Cellini: I'm 21 years old and have lived in the Crossings all my life. I enjoy golf, music, and politics. I also enjoy cookies very much, so don't be afraid to leave some at the office; brownies are pretty good too. I really enjoy the finer things in life.

Nathan Shaver: I was born in Walnut Creek and have lived in the Crossings for the last 17 years. I attended Highlands Elementary School, Foothill Middle School and Northgate High School, and have just finished my freshman year at Diablo Valley College. As a child, I was both a cub and a boy scout and I also played T Ball and tennis at the Crossings. In my free time I like to read, swim and run.

Walnut Country Signal

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For more information

CRAFTERS AND ARTISTS WANTED

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

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

Friday, August 26th

Friday, September 16th

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

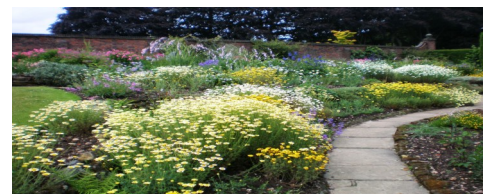
* Memorial Bench * on the greenbelt

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 Crossings

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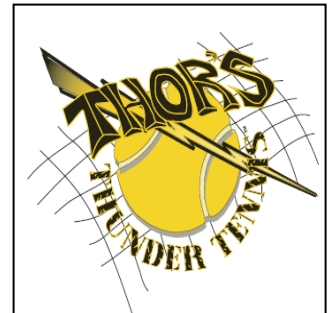
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The Signal Singular

July 2016

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

Pool Hours

	East and West Pools*	Main Pool**
Mon-Fri	7a-8p	12-9p***
Sat-Sun	7a-8p	7a-9p

* West Pool expected to be open July 2.

***WCST has use of the main pool 8a-12p

**Main pool closed in July for WCST meets as follows:

July 6 (Wed): 3-9p July 13 (Wed): 3-9p

July 11 (Mon): 5-9p July 20 (Wed): 3-9p

Crossings' Challenge: July 22 (Fri) 5p to July 23 (Sat) 6p



Clubhouse and Greenbelt Events

(for more information, contact the Clubhouse)

July 4 (Mon)	12-3p	West Pool Reopening BBQ (all food & drinks included!)
July 4 (Mon)	All Day	Clubhouse Closed for Independence Day
July 19 (Tue)	6:30-8p	Crossings Book Club: "Lost Book of Moses"

Weekly Clubhouse Activities

(for more information, contact the Clubhouse)

Tuesdays	6p	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)



July 5 (Tue)	7p	Activities Committee (CHOA Office)
July 8 (Fri)	5p	Deadline to Submit Edits to Draft Rules Booklet
July 12 (Tue)	7p	WC Swim Team Committee Meeting (CHOA Office)
July 19 (Tue)	6p	Safety and Security Committee Meeting (CHOA Office)
July 27 (Wed)	6p	Architecture Committee Meeting (CHOA Office)
July 28 (Thu)	7p	Board of Directors Meeting (CHOA Office)
