

THE CROSSINGS
The Signal

AUGUST 2016

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www.walnutcountry.com

CERT NEWS
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Sidewalk & Repair Maintenance
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Smokestack Boutique
(see page 7)

Annual Election

This year there are five seats on the Board of Directors up for election in September. And there are five candidates for those five seats. The candidates are as follows:

- Barry Collins (incumbent)
- Donna Glover (incumbent)
- Todd Peterson
- Mark Weinmann (incumbent)
- Tim Wright (incumbent)

This year's election ballot will be mailed in August and will include the ballot for the updated Bylaws. Ballots should be returned to the Business Office or mailed to Collins Management before September 22, the night of the Annual Meeting.

Voting and Election Rules

The law requires every association to adopt voting and election rules. The Board has consulted with the association's legal counsel to develop rules that comply with the requirements of the new law and which will work in a practical way for our association.

The new Voting and Election Rules were mailed to all Homeowners for review and comment in July. Please send any comments on the Voting and Election Rules to ElectionRules-Feedback@walnutcountry.com, no later than August 24, 2016.

Town Hall & Meet the Candidates **Sun., Aug. 21, 2pm, Clubhouse**

As we did this past February, CHOA is hosting another Town Hall Social - this time with the bonus of meeting the candidates running for the Board of Directors.

Please join us at the Clubhouse on Sunday, August 21, at 2p for this event. We'll serve food and drinks while bringing you up to date on this year's accomplishments, preview the 2017 budget, provide a preview of our new website, and discuss upcoming plans.

After the update, you'll have an opportunity to hear from and ask questions to our candidates for the upcoming election. Also, with this election, we'll be voting on updating the Association's By-laws which will help us operate more efficiently going forward. This is a great way to stay informed on what is going on in Walnut Country.



***** FALL/BACK TO SCHOOL BARBECUE *****

Come one, come all to the 4th annual CHOA sponsored Fall BBQ! Food, frolic & fun for the entire community. You bring a luscious dessert and we'll provide the rest. This special community get-together will be the biggest CHOA event of the year! We will be Q'ing hamburgers, hot dogs, and hot links. Also provided will be side dishes, drinks, two a bouncy house's, tug of war, potato sack races and surprises galore.

This is an online RSVP event! All you need to do is go to: www.evite.com. User name: choaevents@yahoo.com. Password is: crossings. See you there!!

Treasurer's Report (Year To Date)

BALANCE SHEET as of June 30, 2016

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Current Assets

Cash Operating Acct.	\$452,164
Cash Reserve Acct.	2,323,156
Receivables	8,390
Prepaid Expenses	28,204
TOTAL CURRENT ASSETS	<u>\$2,811,914</u>

Current Liabilities & Capital

Liabilities	\$138,463
Reserves	2,298,255
Owner's Equity	327,296
Income	47,900
TOTAL CURRENT LIABILITIES & CAPITAL	<u>\$2,811,914</u>

Year-To-Date BUDGET REPORT

	<u>Actual</u>	<u>Budget</u>	<u>Actual Over (or under) Budget</u>
Total Revenues	659,498	643,347	16,151
Operating Expenses			
Payroll/Benefits/Taxes	51,943	72,876	(20,933)
Management Expenses	88,170	87,828	342
Office Equip/Supplies	14,504	14,160	344
Professional Services	12,905	12,702	203
Facilities Repair/Maint.	149,770	156,186	(6,416)
Recreation	9,307	7,746	1,561
Utilities	67,282	73,156	(5,874)
Security Expenses	18,553	22,368	(3,815)
Insurance	28,988	31,500	(2,512)
Tax & Licenses	10,606	6,546	4,060
Capital Acquisitions	11,861	0	11,861
Reserve Expenses	142,092	142,092	0
Miscellaneous Expense	(1,098)	2,502	(3,600)
WCST Expenses	6,717	0	6,717
Total Operating Expense	611,600	629,662	(18,062)
Net Income	47,898	13,685	34,213

Dog Day Afternoon



Pat Magee, General Manager

The Crossings Business Office
925- 687-9961
Businessoffice@Walnutcountry.com**President's Corner**

Summer is in high gear in the Crossings, and our facilities look great and are being used by you, our homeowners, to a great degree. Despite our record heat, our landscape contractor is doing a great job keeping things looking good and, at the same time, saving water. We're proud to say our water usage continues to be reduced year to year and has been improved on our central greenbelt area due to the recent upgrade of our well pump.

Our renovated West Pool opened with fanfare on the 4th of July to a great crowd and all are enjoying the upgraded amenities offered. On that same "wet" note, our own WCST Swim Team has had a great season and continues to improve and offer a great service to our community's children. Great work, Stingrays!

As we did this past February, the Board of Directors is hosting another **Town Hall and Meet the Candidates Event**. Please join us **at the Clubhouse on Sunday, August 21 at 2 p.m.** We'll serve food and drink while bringing you up to date on our accomplishments this year including a preview of our new association website. Additionally, we'll be giving a preview of next year's budget and upcoming plans. Finally, you'll have an opportunity to hear from and ask questions to our candidates for the upcoming election. Also, with this election, we'll be voting on updating the Association's By-laws which will help us operate more efficiently going forward. This is a great way to stay informed on all that is going on in Walnut Country.

Our next community event is also approaching. The **Fall BBQ Celebration is scheduled for Saturday, September 10th from 12 to 3 p.m.** Please see the article in this edition of the Signal for details. We can always use volunteers to help out. If interested, please contact Andy at the Clubhouse.

Finally, I want to give kudos to our Safety Committee and our interested homeowners for their continuing effort to make Walnut Country a safe place. We are working with the City of Concord and the Police to conquer our increased traffic. We will soon be meeting with the city on ideas we have sent them. We'd also like to thank the Concord Police who have stationed themselves on several recent mornings on North Larwin near our stop signs and have been successful in catching and citing those who are not traveling safely through our community.

Please join us on August 21st for our Candidates Night and on August 25th for our next Board of Directors' meeting. Until next month...

Mark Weinmann, President



GSG PROTECTIVE SECURITY - (855) 371-5300 - Security for Common Area

SIDEWALK & REPAIR MAINTENANCE

Did you know that sidewalks (including curb & gutter) are the responsibility of the homeowner in the City of Concord?

As our community ages, many sections of sidewalk have begun to show deterioration, cracking, and or lifting. When these issues become significant enough they can present safety issues for pedestrians. We recently had a tripping accident due to a lifted portion of the sidewalk. And as the homeowner is responsible for the maintenance of sidewalks, the homeowner is also liable in the event of a trip and fall caused by an under-maintained sidewalk.

The good news is that while the local municipal code clearly states the repair and maintenance is the responsibility of the homeowner as well as any potential liability, the City of Concord has approved a program that will assist homeowners in the repair process. By utilizing the City's authorized sidewalk repair contractors, at homeowner's cost, the City will waive permit and inspection fees. This is a savings in excess of \$1500.

The newly established policy on Sidewalk Inspection and Repair also provides for "temporary fixes" by the City to immediately minimize dangerous hazards, but does not eliminate the responsibility of the homeowner. If complaints are made that require Concord to initiate actual replacements, homeowners will be notified and will bear the full cost of repairs. Now is a good time to review your trees and surrounding landscape which are often the cause of sidewalk failures.

You can review the entire policy and the details by visiting the Concord website. A copy of the ordinance is available in the Walnut Country business office.

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

NEW AIR HOCKEY GAME IN THE CLUBHOUSE

We would like to thank Walnut Country resident Tony Colon for his supreme generosity in donating a beautiful air hockey game to the association clubhouse for all to use. This is a major upgrade over the machine we have been using for the last number of years. Residents and their guests are welcome to come down to the clubhouse and enjoy Tony's gift. Once again, thank you Tony!



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 book has been chosen by Book Club members for...

August: "The Bookman's Tale"
by Charlie Lovett

September: "Red Notice"
by Bill Browder

Next meeting: Tuesday, August 16th, at 6:30pm in the Clubhouse.

MAIN, EAST/WEST POOLS HOURS

~ East & West Pool Hours ~
7am to 8 pm
7 Days a Week

~ Main Pool Hours ~
Starting Aug. 13th
Everyday 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**

VIEW FROM THE CLUBHOUSE

I know you all missed my scintillating column last month, but not to worry... I'm baaack!

As we draw closer to the Fall/Back To School BBQ the CHOA Activities Committee has been hard at work planning yet another incredible event. This year we have decided to go with an online RSVP system. By doing it this way we can keep better track of who is coming, all attendees pertinent registration information and better transmission of things you should know about the event. If this system works for the better then all RSVP CHOA events will be done this way in the future.

Since I have been working as your Clubhouse Supervisor I have been trying to come up with ways of getting more of you involved in community-wide clubhouse activities. Movie Night was widely attended, until it was not. The WC Book Club has proved to be a winner...still going strong after three years. Bridge, Tai Chi and Yoga classes have been widely attended over the years and still are. Bingo Night and Pool Tourney Night have not been able to get off the ground. So I ask you, what do you think would be a fun activity to hold in the Clubhouse on a regular, semi-regular, or on a one-time basis? Send your ideas to recdirector@walnutcountry.com. Let's put our heads together and our vast resources to bring our community together in our great clubhouse!

pana data viitoare ("Until Next Time" in Romanian)

Andy Steinberg, Clubhouse Supervisor

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

Recreation, Clubhouse & Communications News

WALNUT COUNTRY PRESCHOOL

It's hard to believe that summer is coming to an end and the school year is right around the corner. Our students at Walnut Country will soon be making new friends and will have fun learning with our wonderful teachers.

If you or someone you know is looking for a great learning environment for their child it's not too late for this school year, please come see what we are all about. Schedule a visit anytime by calling 925-798-9686, or by email at wpreschool@astound.net.

COMMUNICATIONS COMMITTEE UPDATE

Working with our website design company, the Communications Committee has completed the design of our new website's homepage. The new look offers quick access to community news, events, and information. The site will format to whatever screen you're viewing it on, be it a desktop monitor, laptop, smartphone, or tablet. The site also offers many features such as an opt-in resident directory, frequently asked questions section, and greater access to CHOA documents. More information to come at the Town Hall Social and in the weeks ahead.

While the Signal is delivered to your doorstep once a month, did you know that only reading it for your community news keeps you in the dark the rest of the month? Signup for the eSignal and you'll be kept up to date all the time with an emailed newsletter a few times each month. Just last month we sent email-only newsletters about emergency sidewalk repairs, reporting city of Concord violations through its app and website, the reason for West Pool's delay, and how the Greenbelt sprinklers are scheduled.

So get in the immediate know and signup by visiting www.WalnutCountry.com. Then, 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!

TENNIS COURT NEWS

In an effort to keep your tennis courts in the best possible playing condition courts 1, 2, 3 and 4 are scheduled for resurfacing and crack repair the second week of August. The lower tennis courts will still be available for your tennis playing pleasure. We apologize for any inconvenience this may cause you.

CERT NEWS

On Thursday Sept. 1 the Concord Emergency Preparedness Fair will take place at Todos Santos Plaza from 4:00 PM to 8:00 PM with information on what you need in your survivor kit.

CERT grads will be there to answer your questions. Are you prepared for the next disaster? Concord CERT is offering its basic course in how to prepare for a disaster. It will be held at the Concord Police Department Thursday nights from Sept. 13 thru Oct. 18. To register go to the ConcordCERT.org website and click on the eventbrite button. If you have completed the CERT basic course, a course on how to use the FRS radio system in an emergency will be given at the Concord Police Department on Oct 2 from 6:30 PM to 8:30 PM.

For more information on enrolling e-mail Mike Hendershot at email: mikeh55@juno.com.

Walnut Country Signal

SENIORS' POTLUCK DINNER

To all our friends at the Crossings...

There will be NO potluck dinner held in August. We will be starting up again in the fall with our first dinner on Wednesday, September 14th at 5:30pm. Join us!



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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.

For Santa's Smokestack Boutique Facebook page go to:

<https://www.facebook.com/smokestackboutique>

* 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!



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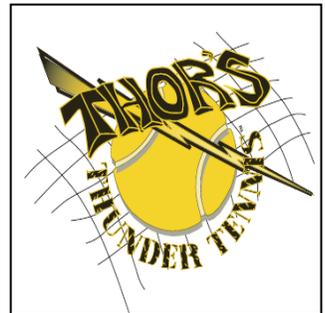
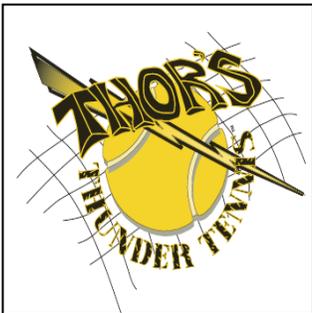
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