

## 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 Rules that had been sent to all Homeowners for 30 day review were adopted at the August 25 Board of Directors meeting.

### AED

An Automatic Electronic Defibrillator (AED) had been located in the Clubhouse Office until recently. It has been temporarily removed until we can contract with a company that will do the legally-required regular maintenance of the AED and training of the staff in its use. We want to be sure that it operates as it should, when and if it is ever needed.

## 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 has been mailed and includes 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. Even if you don't want to vote for any of the candidates, please vote and send in your ballot for the Bylaws update, as a quorum is needed.

### **\*\*\* FALL/BACK TO SCHOOL BARBECUE Sept. 10 \*\*\***

The time is getting near for the CHOA Fall/Back To School BBQ!! If you haven't done so already be sure to RSVP as soon as possible. The RSVP address is: [evite.me/5tyEySFBmB](https://evite.me/5tyEySFBmB). This is a case sensitive web address. If you haven't already heard, this year the Activities Committee is bringing in a catering company called, Smokin' Woods. What do they specialize in you may ask? Well, BBQ, of course. Tri-Tip, chicken, hot dogs, BBQ baked beans, potato salad, green salad and dinner rolls are going to be on the menu. We are expecting more than 300 people, but at this time we do not have enough volunteers to run the event. Please, if you have an hour or so to spare we'd love to have your help. Please sign up to volunteer at: [www.signupgenius.com/go/4090c45a8a623a0fd0-volunteers](http://www.signupgenius.com/go/4090c45a8a623a0fd0-volunteers). Reminder: This is a RESIDENT ONLY event from 12–3pm! So, don't forget to bring a dessert to share and remember to RSVP!! See you there!!

## Treasurer's Report (Year To Date)

### BALANCE SHEET as of July 31, 2016

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#### Current Assets

Cash Operating Acct.	\$413,132
Cash Reserve Acct.	2,328,402
Receivables	6,471
Prepaid Expenses	23,662
<b>TOTAL CURRENT ASSETS</b>	<b><u>\$2,771,667</u></b>

#### Current Liabilities & Capital

Liabilities	\$110,269
Reserves	2,318,265
Owner's Equity	327,691
Income	15,442
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b><u>\$2,771,667</u></b>

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

	<u>Actual</u>	<u>Budget</u>	Actual Over (or under) <u>Budget</u>
Total Revenues	769,116	754,672	14,444
Operating Expenses			
Payroll/Benefits/Taxes	72,657	85,022	( 12,365)
Management Expenses	102,758	102,466	292
Office Equip/Supplies	16,928	16,520	408
Professional Services	15,756	14,819	937
Facilities Repair/Maint.	180,556	182,217	(1,661)
Recreation	10,495	9,037	1,458
Utilities	91,143	96,682	(5,539)
Security Expenses	24,362	26,096	(1,734)
Insurance	34,548	36,750	(2,202)
Tax & Licenses	10,606	7,637	2,969
Capital Acquisitions	11,950	0	11,950
Reserve Expenses	165,774	165,774	0
Miscellaneous Expense	(435)	2,919	(3,354)
WCST Expenses	16,575	0	16,575
<b>Total Operating Expense</b>	<b>753,673</b>	<b>745,939</b>	<b>(7,734)</b>
 Net Income	 15,443	 8,733	 6,710

Pat Magee, General Manager

The Crossings Business Office  
925- 687-9961  
Businessoffice@Walnutcountry.comPresident's Corner

I want to thank those of you who recently joined us at our Town Hall. I am always gratified when you come out to spend time with the Board to learn about what's going on. We had a very robust discussion and covered many topics including:

- Our Accomplishments to date in 2016 highlighting our West Pool Renovation and recent decision to install sunshades at our main playground.
- Safety and Security – In the light of our recent incident at the main pool, there was a heightened sense of urgency in this area.
- Our new By-laws updated to bring this document in line with current law and best practices for HOAs – something we haven't done in 25 years.
- A preview of our draft 20017 budget including the announcement of a \$2 per month increase to \$97 per month.
- Meeting the candidates for the Board for our upcoming election.

As summer comes to a close in the Crossings, we celebrate with our **Fall/Back to School BBQ Celebration for Saturday, September 10<sup>th</sup> from 12 to 3 p.m.** Please see the article in this edition of the Signal for the details. ***However, please take note, this event is in danger of being canceled due to lack of volunteers.*** Our events have increased in size and quality. As a result, we need more help to put them on. Without it, we will need to cancel. Please volunteer to keep this from happening.

Our Annual election is approaching. We have five candidates for five open seats. Additionally, we have the new proposed by-laws which require your vote. So here's the BIG reminder I need you all to follow, **it's not only your right but responsibility to vote!** Please cast your ballot before our Annual Meeting to be held on September 22<sup>nd</sup>. Even if you choose not to vote, return your ballot so that we can count you toward our required quorum. Your election packet and ballot should have arrived at your homes.

The Board will also be hosting a Town Hall on the subject of Safety & Security in the Crossings. We will be sending out a survey in advance to get your thoughts and feedback. At this meeting we want to hear from you on what is a priority in this area. Look for this in October.

Please join us on September 22<sup>nd</sup> for our Annual CHOA Homeowners Meeting (we need your vote or proxy to have a quorum or we will be forced to adjourn until October...) and immediately following, our next regular monthly BOD meeting. Until next month...

Mark Weinmann, President



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

### THEFT FROM MAILBOXES

From time to time we hear of thefts from mailboxes in the Crossings. Please be sure to take in your mail as soon as it is delivered or when you get home at night. Do not leave any mail in your box overnight. And if you are going to be away, have the post office hold your mail or ask a neighbor to empty your mailbox daily. If you leave mail in your mailbox that you want the mail carrier to pick up, DO NOT put the flag up. That is an invitation to a thief. Your regular mail carrier checks every mailbox for mail to go out when they deliver, even if they have no mail for that address for that day. You can also put your outgoing mail in the mail slot at the Business Office, although it may not be picked up that day or the next, depending on whether the Manager is in the Business Office when the mail carrier arrives. If you see suspicious activity around mailboxes, such as someone going from one to the next up and down the street, call 911 immediately.

### DOOR-TO-DOOR SOLICITATION

*Did you know.....?*

Did you know that Concord has a strict set of guidelines for door-to-door solicitation in the city and solicitors are not allowed to knock on doors from 7:00 pm to 9:00 am?

To solicit at our doors, Concord requires proper permitting and proof of a valid city business license. In addition, it is unlawful to engage in any solicitation or peddling without a valid solicitors permit issued by the Police Chief, unless they qualify for exempt status. A detailed list of exempt status solicitors is available in the CHOA business office. (Code 2002 18-442. Ord. No. 06-6).

Concord defines solicitations as: "Any person who goes upon any private property in the City, not having been invited by the occupant thereof, for the purpose of directly contacting the occupant to take or attempt to take orders for the sale of goods, merchandise, wares, magazines, or other personal property of any nature for future delivery or for services to be performed in the future".

Please be aware of your surroundings and know who is allowed on your property. It is perfectly acceptable and advisable to request proper identification and permits if you choose to talk with anyone at your door. If you have a "No Solicitation" or similar sign posted, it is unlawful for a solicitor to approach your property. Awareness is the first step in prevention.

*Safety & Security Committee*

### 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

### ***Walnut Country***

### ***The Crossings***

## ***VOLUNTEERS NEEDED FOR THE HAUNTED HOUSE***

***Meeting for volunteers on  
Thursday October 6th at 6:00pm  
in the clubhouse***



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

September: "Red Notice"

by Bill Browder

October: "I Am No One"

by Patrick Flanery

Next meeting: Tuesday, September 20th, 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 ~

Monday - Thursday 9am - 3pm

Friday - Sunday 7am—8pm

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

[Please do not open the gate for anyone]

**VIEW FROM THE CLUBHOUSE**

As summer wanes and the Fall season waxes, the Clubhouse staff, Activities committee and Board of Directors are hard at work getting ready for the last four CHOA sponsored events of 2016. Included in this preparation will be evaluating past CHOA events and the expense budget for the 2017 events. As a way of keeping the sponsored activities fresh and exciting there are going to be a few changes... which you will hear about in the near future.

Recently, I received a suggestion from a CHOA resident about an activity some of you might be interested in joining... Frisbee. Whether it be lazily tossing a Frisbee on a lovely afternoon, or possibly playing a little low level competitive Ultimate Frisbee, the exercise and camaraderie might be right up your alley. If you are interested in having a little fun some Saturday or Sunday afternoon call the clubhouse and leave your name and number. When we get a few people signed up I will make sure you all know about the date and time of play.

Nau'to twibaounme ("Until Next Time" in Burmese)

*Andy Steinberg, Clubhouse Supervisor*



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Great job one and all and thank you so much for helping make the Crossings a great place to live!



## Recreation, Clubhouse & Communications News

### WALNUT COUNTRY PRESCHOOL

It's September at Walnut Country Preschool and our teachers and students are eager for the new school year to begin. This month is filled with so much for our students, teachers, and families. From meeting new friends or seeing old ones, our coffee social for the parents on the first day of school and our Annual Back to School night dinner, we can't wait for the school year to begin.

Do you know a child who would love to learn with us? Then you need to come and see what we are all about. Call today for a visit 925-798-9686 or send us an email at [wcpschool@astound.net](mailto:wcpschool@astound.net).

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### COMMUNICATIONS COMMITTEE UPDATE

#### **Brand New Website Is On Its Way!**

The new Walnut Country website is on its way to going live by October 1. The homepage and some features were demoed at the Town Hall on August 21. Before publishing the site for all to enjoy, there is a ton of content to write and quality control checks to complete. These should be done by the start of October with fingers crossed....err, typing. The site will be our home for news and information about the community. Full details of the website will be coming in eSignal issues later this month and here in the Signal.

\*\*\*\*\*

### TENNIS NEWS

The resurfacing job on the upper tennis courts is complete! The courts are in beautiful condition and waiting for you to play. Make sure you have your ID badge and tennis court key so you don't get shut out.

The Fall tennis season is upon us. There will be three USTA sanctioned teams ready for sign-ups. If you or a friend wants to join a team you can contact Thor Schreck at: 925-324-0285. You can also call Thor if you are interested in signing up for professional tennis lessons.

\*\*\*\*\*

### CERT NEWS

The Concord Emergency Preparedness Fair will be held at Todos Santos Plaza on Thursday Sept. 1st from 4 to 8 PM. Emergency equipment, informational materials, and knowledgeable personnel will be on hand to answer your questions.

In cooperation with the Salvation Army, a Ham radio class for beginners interested in amateur radio will be held starting in January. Exact dates will be published later.

The next CERT basic course will be offered starting Sept. 13th and continue for the following six Tuesdays. Learn how to protect your family and your neighbors in a disaster. Learn valuable skills such as how to effectively use a fire extinguisher, how to turn off your water and gas (and when to do and when not to) and how to use an FRS radio. These skills and more are taught at no cost to you. So come sign up at the Concord Emergency Fair or go to the Concord CERT website. For more information you can also go to [www.CityofConcord.org](http://www.CityofConcord.org).



## Walnut Country Signal

### SENIORS' POTLUCK DINNER

It's that time of the year again... the potluck of seniors is returning! Mark your calendars for Wednesday, September 14th at 5:30pm. Join the most fun group and bestest cooks this side of Ygnacio and Cowell. To get your food assignment please call Caroline Jackson at 925-687-7052, before September 7th. Newbies are always welcome!



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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, 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>

### WANT TO RENT THE CLUBHOUSE?

Rental rate is \$350 for the lounge area (up to 8 hours). Game room is an additional \$50 and use of the fully equipped downstairs kitchen is an additional \$75.

Conditions apply including:

- Serving alcohol requires hiring and paying for a security officer.
- Certificate of Insurance (COI) is required.
- If you book a party you MUST be present during the entire party.
- The resident who books the party is responsible for what takes place during the entire event.

To reserve a date you must put down a \$500 security/cleaning deposit.

All fees and paperwork are due at least two weeks prior to your event.

To reserve the Clubhouse, or for inquiries concerning renting the clubhouse, please call 925- 825-0250.

## The Signal

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## The Crossings

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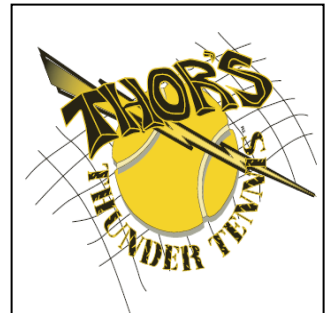
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