

# Walnut Country/The Crossings... Town Hall & Meet the Candidates

Cowell Homeowner's Association

August 21, 2016

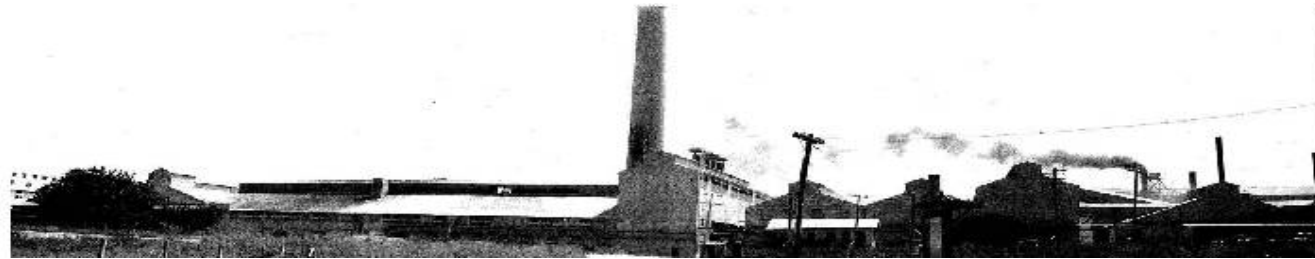


# Agenda



- Welcome & Introductions
- Accomplishments – 2016
- Safety & Security
  - Recent Pool Lifeguard Incident
- Communications & Website
- Budget Preview
- Updated Voting Rules & By-laws
- Meet the Candidates
- Questions & Answers – YOUR TIME!

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# Who's Who



- Cowell HOA Board of Directors\*
  - Mark Weinmann, President
  - Barry Collins, V.P./Safety-Security Committee Chair
  - Tim Wright, Treasurer/Arch. Committee Chair
  - Donna Glover, Secretary/Swim Team Chair
  - Marc Buchanan, Landscape Committee Chair
  - Rich Ellenson, Communications Committee Chair
- Pat Magee, CCAM – General Manager, Collins Management
  - Andy Steinberg, Clubhouse Supervisor/Assistant to Manager

\*One Open Board Position

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# CHOA Structure



- We have continuously refined and expanded our operating structure to increase our effectiveness and efficiency
  - CHOA Board of Directors – Officers and Committee Chairs/Members
  - Property Management – General Manager – higher level of knowledge and service
  - Committee Structure – To allow for higher focus in key areas of operation. Includes standing and ad hoc committees:
    - Architectural (Standing)
    - Communications (Ad Hoc)
    - Landscape (Standing)
    - Rules (Ad Hoc)
    - WCST (Standing)
    - Activities (Standing)
    - Facilities (Ad Hoc)
    - Safety & Security (Standing)
  - ***We need YOU! Please help us by volunteering!***



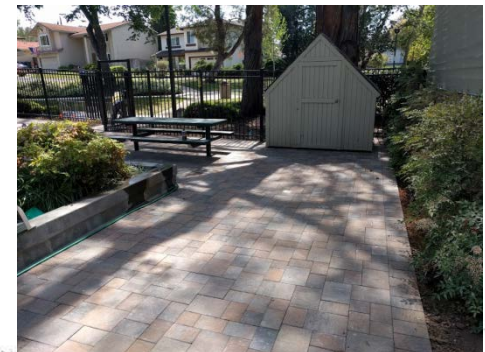
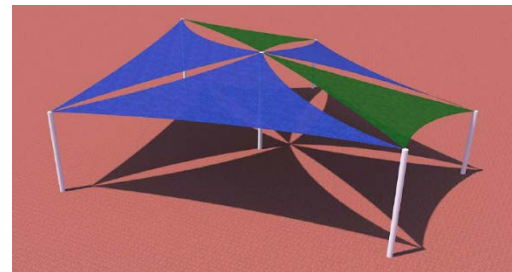
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# Accomplishments – 2016



- West Pool Renovation – ***Paver decision already pays off!***
- East Greenbelt Irrigation Upgrades – ***Already receiving CCWD Rebates!***
- Safety & Security Committee formed – ***Met with City & CPD***
- New HOA Website - ***Nearing Completion***
- Central Well Upgrades – ***Increased capacity***
- Playground Shade Awnings - ***Approved***
- New By-Laws - ***Drafted for HO Approval***
- New Rules Book - ***Near Completion***
- New Board Technology – ***Better connected/More efficient***
- Other Projects Completed/Approved:
  - Concrete Sidewalk Replacements
  - Preschool Contract Renewal
  - Upgraded Pool Furniture
  - New Kiosks Approved
  - New Boy Scout Troop Affiliation



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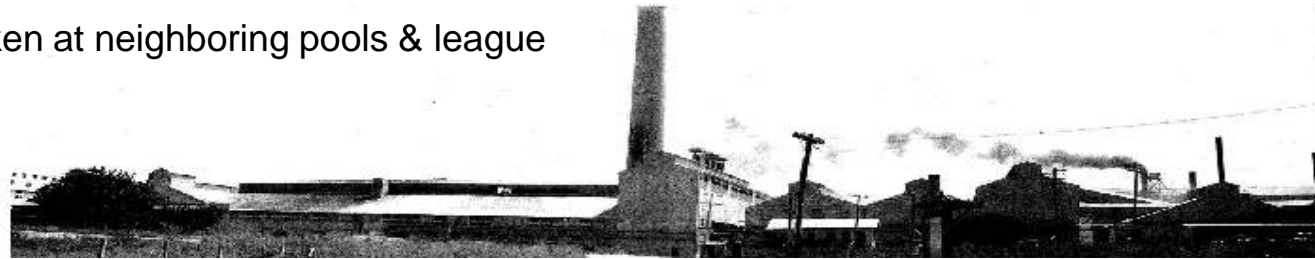
# Accomplishments – 2016



## Highlights from the 2016 Swim Season

- Total number of swimmers – 165 (96 Crossing residents, 69 Non-residents )
- 4th Place in the Diablo Community Swim League (DCSL)
- 40 plus swimmers qualified for the Contra Costa County Championship
- 3rd Place (A division) at The City Meet held at Cowell Community Pool
- Individual records broken at neighboring pools & league

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# Safety & Security – Pool Incident



## ■ **What Happened...**

- ❑ Lifeguard accosted by male individual – Sunday, July 31
- ❑ In Pool alone, individual gained access through “tailgating”
- ❑ Head lifeguard assisted & CPD called

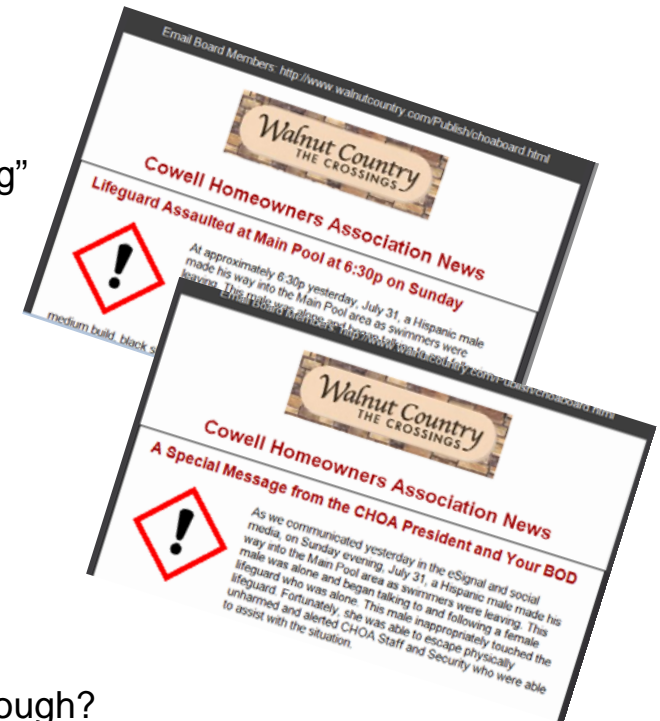
## ■ **CHOA Response...**

- ❑ Immediate Board meeting – August 1
- ❑ Increased staffing & security for remainder of season
- ❑ Multiple communications to homeowners and community
- ❑ Cooperation with Media

## ■ **Coming Actions**

- ❑ Review of staffing at all CHOA facilities – do we have enough?
- ❑ Review of security – Video surveillance? Increased patrols? More secure access?
- ❑ Awareness to all Homeowners – Must have badge at ALL times at ALL facilities & NO tailgating

## ■ **The Board is committed to “Safety for All”**



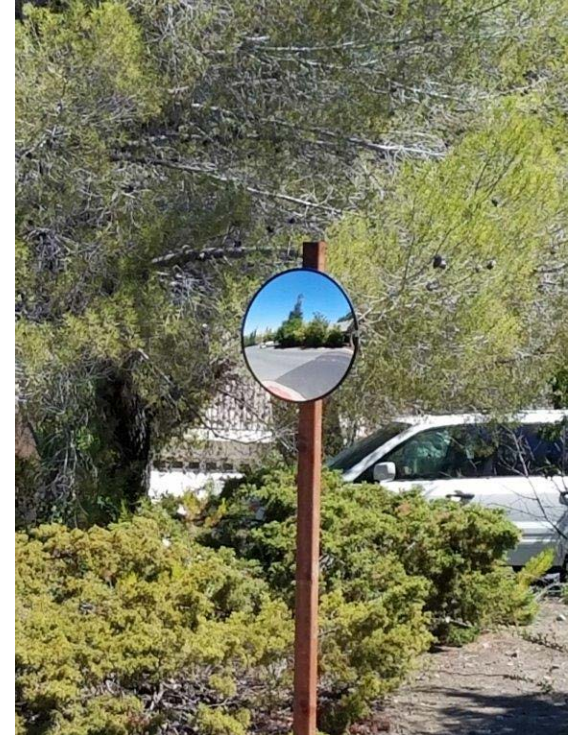
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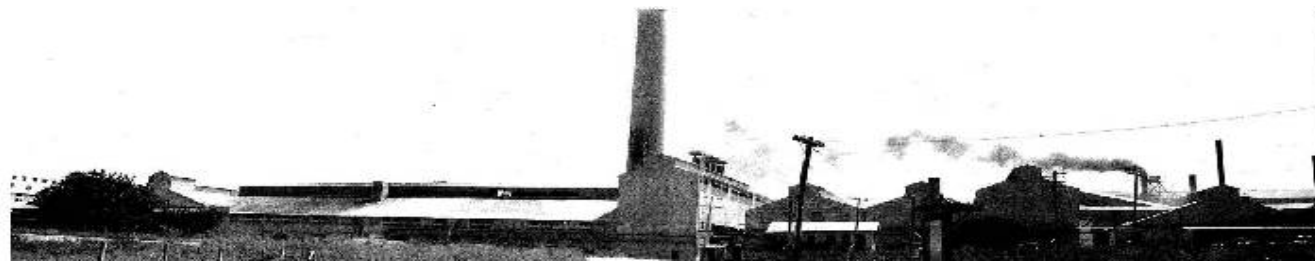
# Safety & Security



- Newest Active Committee
- Charter & Vision
- Committee make up
- Developing relationship with City of Concord
- Traffic Safety & related issues
- Lighting Analysis
- Crime Statistics Down



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## ■ Communications Channels

Connect with neighbors on social media\* by clicking these logos:



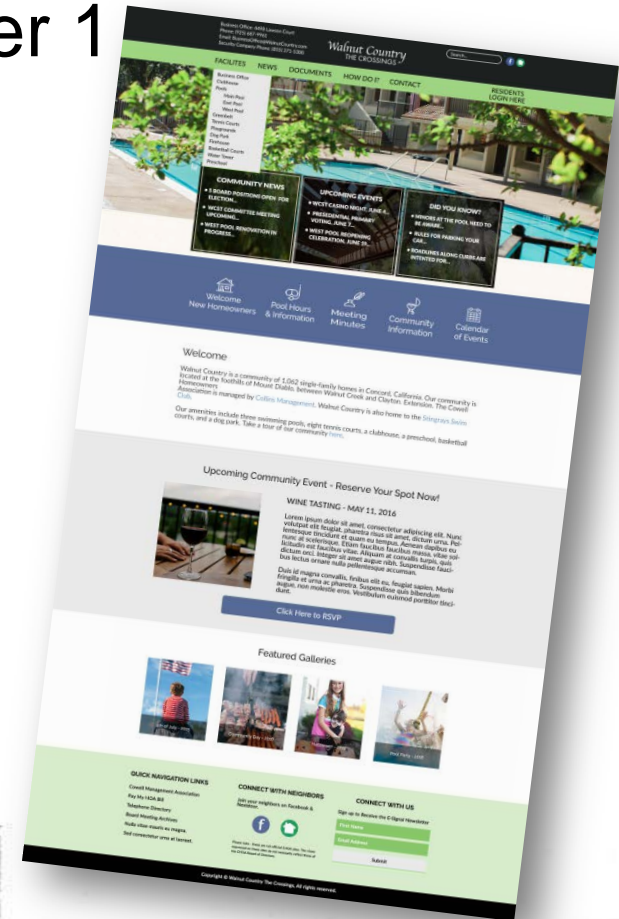
- ❑ eSignal's responsiveness in last six months (ex: assault, sidewalk fixes, office closing, event cancellations, pool repairs, articles not in Signal)
- ❑ Social media use increasing in 1st year of CHOA use
  - Users: NextDoor 277 to 481 (+74%), FB 112 to 229 (+104%)
- ❑ Signal's publishing schedule and delivery challenges
- ❑ Email addresses for all Directors
- ❑ Walnutcountry.com's new role as communications center after redesign



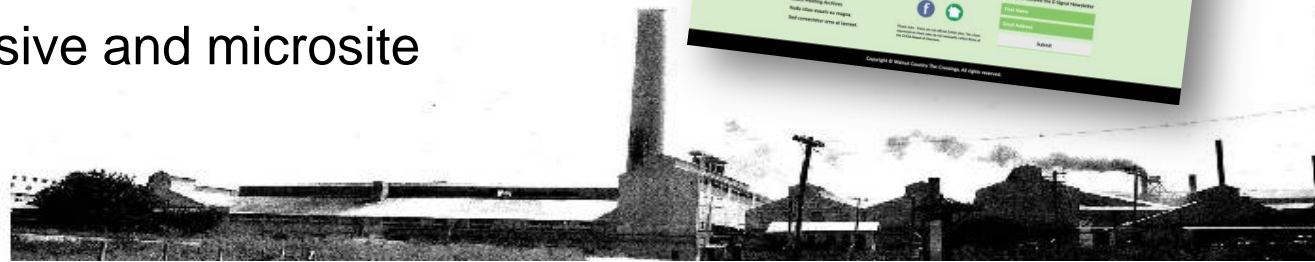
# New Website



- New website goes live by October 1
- Live Demo
- Center for news and communications
- Features:
  - Password-protected pages (res. Directory)
  - Search capability for text and files
  - Connected channels
  - Did You Know, FAQs, and photo galleries
  - Mobile responsive and microsite



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# 2017 Budget Preview



- Draft Budget developed with a much more thorough process
- To be approved at August meeting
- Areas of Change
  - Staffing and Security Increases
  - Costs increasing in areas
  - Reserve Funding % has decreased
- Capital Projects -
  - Security Cameras – Upgrade & New
- Dues Impact
  - Increase of \$2 per month to \$97 (\$24 per home per year)
  - FIRST increase in 8 years start January, 2017



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# Updated By-Laws



## ■ **Why?**

- ❑ Outdated & second most important governing document
- ❑ Not current with best practice
- ❑ Out of sync with current laws

## ■ **What's Changing?**

- ❑ Worked with the HOA Attorney
- ❑ New voting guidelines, quorum rules, best practices

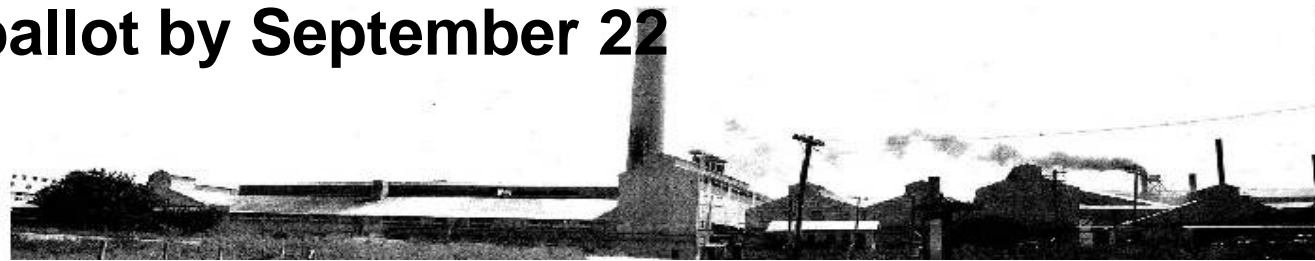
## ■ **What you need to do...**

- ❑ Part of Annual Election
- ❑ Packet has been mailed to each homeowner
- ❑ Review the letter from the attorney and the revised by-laws
- ❑ Vote to approve or disapprove

## ■ **Return your ballot by September 22**



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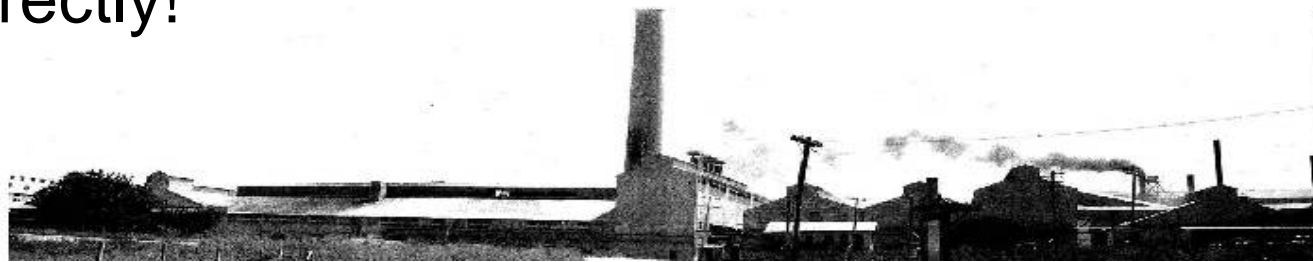


# Meet the Candidates



- Introducing the 2016 CHOA Board Candidates
  - Barry Collins (I)
  - Donna Glover (I)
  - Todd Peterson
  - Mark Weinmann (I)
  - Tim Wright (I)
- Short Statement from Each
- Questions to candidates
- Please stay after meeting if you wish to talk to the candidates directly!

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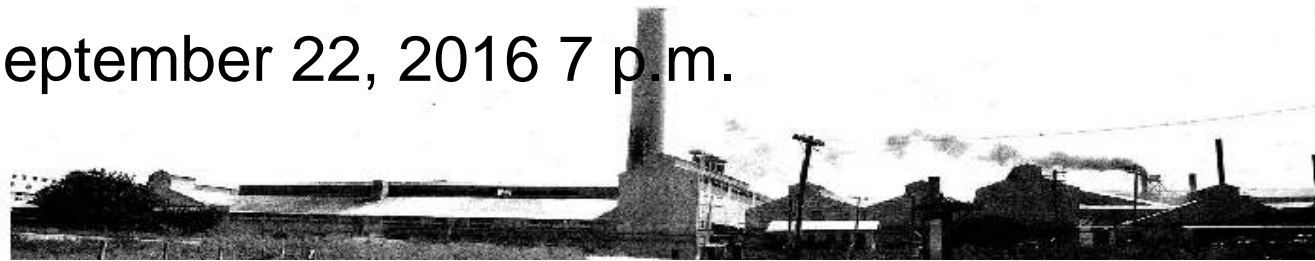


# Announcements...



- Upcoming Election – ***VOTE!!***
  - Vote for Candidates/IRS Resolution
  - Vote for Amended By-laws
  - Ballots due September 22!!!
- Fall 2016 BBQ
  - Saturday, September 10 – 12 p.m.
  - We need HELP! Please volunteer...
- Annual Meeting
  - Thursday, September 22, 2016 7 p.m.

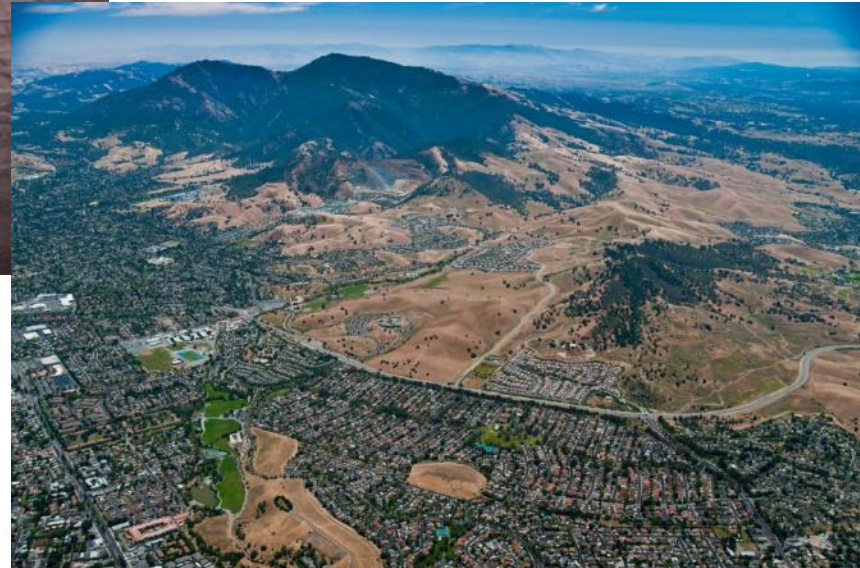
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# It's Your Turn!



## Questions & Answers



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Thank You for Coming!

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