

# THE CROSSINGS The Signal

## NOVEMBER 2016

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

### CHOA NEW YEAR'S EVE CELEBRATION

(see page 6)

### REVISED RULE BOOK

(see page 4)

### HAUNTED HOUSE REVISITED

(see page 4)

#### [Checkout Our Brand New Website!](#)

We are happy to announce that our website, WalnutCountry.com, has been completely redesigned! Our new site is more responsive, contains a ton of new content and information, and has a lot of new features. Please visit the site and let us know what you think. Here are some of the highlights:

\* *Password-protected area for Home-owners* – special section with governing documents, committee minutes, agendas, and reports.

\* *News/Events area* – Featuring a list of notices, articles, and events.

\* *Contact section* – Contact information for emergencies, security, and the Board.

\* *Facilities area* – Information about our facilities including hours, contacts, and important rules.

\* *Special Mobile Device Microsite* – Provides quick links to call or email Concord Police, our security company, CHOA Business Office and Clubhouse. Bookmark the microsite on your phone at: [walnutcountry.com/mobile](http://walnutcountry.com/mobile).

\* *"How Do I?" section* – Commonly asked questions about the HOA and community.

\* *Calendars* – Featuring CHOA Board meetings and community events.

\* *Mobile-responsive design* – the website formats according to your device (desktop PC, laptop, tablet, phone).

\* *"Applications/Forms" section* – your first stop for all applications and forms.

\* *"Did You Know" section* – featuring articles about our rules and living here.

\* *Photo Gallery* – home to dozens of pictures of our community & facilities.

\* *Resident Directory* – Voluntary opt-in directory that is password-protected.

If you have any questions or suggestions about the site, please click on the "Send Us a Message" link on the contact page.

#### [ELECTION RESULTS](#)

The 2016 Board Election was held at the Re-convened Annual Meeting on October 27, 2016. The reduced quorum requirement of 25% was achieved and the results, as reported by Inspectors of Election were:

Barry Collins	238
Donna Glover	342
Todd Peterson	297
Mark Weinmann	290
Tim Wright	287



All five candidates were elected to the Board.

The revised Bylaws passed with a vote of 276 to 21.

The IRS Ruling 70-604 passed with a vote of 277 to 7.

Immediately following the Annual Meeting/Election at the Board of Directors meeting, the following directors were selected to serve as officers:

President	Mark Weinmann
Vice-President	Barry Collins
Treasurer	Timothy Wright
Secretary	Donna Glover

(Continued on P. 4)

#### \*\*\* WINTER HOLIDAY CELEBRATION \*\*\*

This year's winter holiday celebration includes crafts and cookie decorating for the kids, munchies and beverages to keep everyone satiated, and even hot chocolate with all the fix-ins available. There will also be gifts for the little ones and the chance to take a photo with them on Santa's lap. Make your reservations early because room is limited. RSVP on Evite at: <http://evite.me/zm5KXeRfq7>. Reservations are limited to 6 people per household.



# Treasurer's Report (Year To Date)

## BALANCE SHEET as of September 30, 2016

### CARRASCO CONSTRUCTION

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Current Assets

Cash Operating Acct.	\$393,829
Cash Reserve Acct.	2,239,087
Receivables	5,635
Prepaid Expenses	14,575
<b>TOTAL CURRENT ASSETS</b>	<b>\$2,653,126</b>

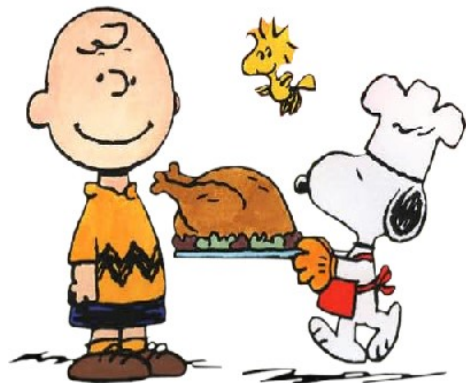
Current Liabilities & Capital

Liabilities	\$98,251
Reserves	2,232,701
Owner's Equity	337,691
Income	(15,516)
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b>\$2,653,126</b>

**Year-To-Date BUDGET REPORT**

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	1,041,323	969,322	72,001
Operating Expenses			
Payroll/Benefits/Taxes	\$100,831	\$109,314	\$(8,483)
Management Expenses	133,945	131,742	2,203
Office Equip/Supplies	25,775	21,240	4,535
Professional Services	24,815	19,053	5,762
Facilities Repair/Maint.	234,833	234,279	554
Recreation	19,561	11,619	7,942
Utilities	138,427	139,734	(1,307)
Security Expenses	32,146	33,552	(1,406)
Insurance	44,902	47,250	(2,348)
Tax & Licenses	10,606	9,819	787
Capital Acquisitions	12,168	0	12,168
Reserve Expenses	213,138	213,138	0
Miscellaneous Expense	(720)	3,753	(4,473)
WCST Expenses	36,412	0	36,412
<b>Total Operating Expense</b>	<b>1,026,839</b>	<b>974,493</b>	<b>52,346</b>
<b>Net Income</b>	<b>14,484</b>	<b>(5,171)</b>	<b>19,655</b>

Happy  
Thanksgiving



Pat Magee, General Manager

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

### President's Corner

Fellow Homeowners,

Our Cowell HOA Annual Election results were announced at the annual meeting on October 27th and we have a change in membership. Four of our incumbents were elected to new terms – Barry Collins, Donna Glover, Tim Wright and myself. And, we are excited to have a returning Board member - Todd Peterson. It was just a year ago where I thanked him for his service. I'm very pleased to thank him for his return. Our Board is now back at full capacity and ready to tackle our coming year. Also in the election, I was very pleased to see that our **updated Bylaws were approved** by a large majority. These will help us to be more efficient and effective in the coming years and are now well-aligned with best practice.

Safety and security were a hot topic at our August Town Hall. As a result, we held a special Town Hall on that subject earlier in October. We had hoped for a bigger turnout than the 30 to 40 attendees we had. However, we were able to get great feedback on our priorities as well as provide education. Increased traffic and the issues it brings were a top focus as was the general security of our facilities. We will continue to address the needs in these area as we move forward. Another area of concern was loose dogs on our greenbelt areas – please remember that is county ordinance that ALL dogs must be leashed at ALL times.

Our last community event of the year is coming up - our **Crossings Winter Holiday Celebration**. Join us on **Sunday, December 4<sup>th</sup>** for this family-oriented event for everyone to enjoy the Holiday season. And the Activities Committee is bringing back an event of old – **A New Year's Eve Celebration**. Details will be coming soon. While these are great events, they do take some work. The committee's membership has dwindled in membership of late and we are looking for anyone willing to join in and help. We're not asking for a big commitment and even if you'd like to help out for certain events, we'd love to have you. Contact Pat at the Business Office for more information.

With the Thanksgiving Holiday this month and the December holiday season approaching, the Board of Directors meeting will be changing. We will meet two weeks later on Thursday, December 8<sup>th</sup> to combine our November and December meetings. Please join us if you can.

Until next month...

Mark Weinmann, President

\*\*\*\*\*

### LED Retrofit Project

At their October meeting, the Board approved a proposal to retrofit all of the outdoor lights - on the greenbelt, pools and clubhouse (but not the tennis courts) - from the current 175 watt metal halide bulbs to 35 watt LEDs. Due to the greatly reduced need for electricity and maintenance, the payback for this project is estimated to be about 14 months. Three poles on the central greenbelt have already been retrofitted as a trial, and they can be identified by a band of blue tape about midway up the poles. All who have inspected these poles at nighttime have been unable to detect any change in lighting intensity. Check them out for yourself.



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

### Parcel Theft – How To Avoid It

As we approach the holiday season, there will be an increase in parcel deliveries. This brings with it an increased likelihood of theft from the recipient's porch.

Several options are available to homeowners. Among them are:

Avoid having parcels left on an unattended porch or threshold. Thieves regularly follow parcel delivery trucks looking for opportunities.

Get to know your neighbors. If you know a parcel delivery is expected while you are out, arrange with the parcel service to deliver the parcel to a neighbor.

Arrange for the parcel(s) to be held at the delivery company's customer pick-up site. If you have the shipment tracking number, you will have options for handling the delivery.

As well as protecting your own property, be watchful of activity at your neighbors. The more eyes watching will help prevent parcel theft.

\*\*\*\*\*

(Continued from P. 1)

### **Standing Committee Chairs are:**

Architectural	Marc Buchanan
Landscape	Todd Peterson
Swim Team Liaison	Mark Weinmann
Activities	Donna Glover
Communications Liaison	Rich Ellenson
Safety and Security	Barry Collins

### **RESCHEDULED BOARD MEETING**

Since the November Board meeting would have fallen on Thanksgiving, the meeting will be postponed until December 8.

### **REVISED RULE BOOK**

A copy of the revised Rule Book will be mailed along with the 2017 Budget packet. Please read the draft Rule Book and send any comments or questions to Cowell HOA, at 4498 Lawson Court, Concord, CA 94521, or email to [rulesfeedback@walnutcountry.com](mailto:rulesfeedback@walnutcountry.com). The Board will review all comments at the Dec. 8 meeting and adopt the new Rule Book at that time.

### **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

### **HAUNTED HOUSE REVISITED**

It is with great pleasure to thank the people behind the scenes that made this year's Haunted House such an incredible success.

Chief ghoul, Stephen Sulyma; little ghouls, Nathan Shaver, Justin Cellini & Rod Glover; and all of the wonderful and incredibly scary volunteers. Without you all Walnut Country would not be what it is... A great place to live and work and have fun.

Thank you one and all!!





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.

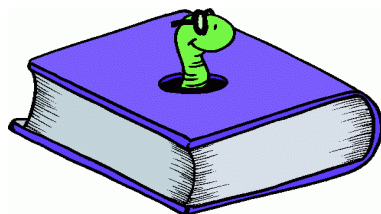
The following book has been chosen by Book Club members for...

November: "When Books Went to War"  
by Molly Guptill Manning

December: "The Lost City of Z"  
by David Grann

January "Shoe Dog" by Phil Knight

Next meeting: Tuesday, November 15th,  
at 6:30pm in the Clubhouse.

SWIMMING POOL  
ANNOUNCEMENT

The East and West Pools are now  
closed. After November 10th  
the Main Pool will also be closed for  
the season.

VIEW FROM THE CLUBHOUSE**Renting The Clubhouse**

Those of you who rent the clubhouse on an occasional basis have probably noticed a few policy changes of late. Aside from the minimal price hike, every change has you, the resident, in mind. As you know, liability is a major issue in today's society. We are insured from head to toe and A - Z. Thus, the Board of Directors looks for various ways to protect your interests.

Probably the biggest change has to do with the serving of alcohol. If you plan on serving hard liquor, you are now required to pay for 2 security guards who we will hire. The second major change has to do with responsibility of the premises. All contractual obligations and monetary payments must come from the homeowner... whether it is your event or you are sponsoring the event. This includes cleaning the clubhouse after your event is over. This is important! Please do not think the clubhouse staff is there to pick up after you. If you do not clean the clubhouse to our specifications, you will be charged for the clubhouse staff's time cleaning on your behalf.

(jiskaske nou rankontre ankò ("Until we meet again,"  
in Haitian)

*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, Preschool & Communications News

### WALNUT COUNTRY PRESCHOOL

October was a wonderful month for our preschool family. The 4 year old and Pre-K classes enjoyed their annual visit to the Clayton Valley Pumpkin Patch. The students learned all about pumpkins, gourds, and different animals that live on their farm. The students also enjoyed a visit from the Fall Fairy during their Halloween parties. This November the students will learn about all about apples.

If you or someone you know is looking for a fun and fantastic learning environment, please contact the preschool at 925-798-9686 or email us at [wcpreschool@astound.net](mailto:wcpreschool@astound.net)

\*\*\*\*\*

### MAIN PLAYGROUND SUNSHADE UPDATE

Sunshades and their poles for the main playground are being manufactured as you read this and are expected to be installed before the end of the year. The structure includes six poles that support five triangle shades to form a pentagon (see our website for a drawing). The structure will provide 99% UV protection for the playground's two main structures with slides. The playground will be closed intermittently during construction so please visit our website for exact dates. For more information contact the CHOA Business Office at 925-687-9961.

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### CHOA NEW YEAR'S EVE CELEBRATION

#### HOST:

CHOA Activities Committee

#### WHEN:

Saturday, December 31 at 8:00 PM to 1:00 AM

#### WHERE:

Walnut Country Clubhouse 4465 South Larwin Avenue

Ring in the New Year with neighbors and friends. CHOA is sponsoring an ADULT ONLY New Year's Eve Celebration. DJ Izzy will ring in the New Year's with plenty of music and full light dance show. CHOA will provide appetizers, beer, wine, champagne, soda and water. A photo booth will be available to capture all your New Year's Eve memories. Space is limited, so RSVP early. The New Year's party Evite will be released on November 15th through our website and eSignal.



# NEW YEAR'S EVE



## Walnut Country Signal

### SENIORS' POTLUCK DINNER

Gobble—Gobble—Gobble

Yes folks, it's time to gobble a whole lot of turkey for Thanksgiving... along with all the fixins. This wonderful American tradition that causes ungodly weight gain is coming to a clubhouse right here in your backyard. Hosted by your friendly neighborhood seniors this is a potluck dinner you won't want to miss!

Please join us on Wednesday, November 9th in the lovely Walnut Country Clubhouse at 5:30 sharp. To find out what dish you can bring please contact Carolyn Jackson at 925-687-7052 by November 2nd. Next stop, the gym.

Note: The December dinner will be held a week earlier than usual.

It will be held on Wednesday, Dec. 7th.



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## Santa's Smokestack

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REMAIN ON MAILING LIST

**NEW LOCATION!**  
**NEW DATE, NEW HOURS**

**Saturday, November 19**

**10:00 am – 4:00 pm**

Willow Creek Center  
1026 Mohr Lane, Concord

NO CENTRAL CHECKOUT

**Cash & Check Preferred**

Not all vendors accept Credit Cards



We're now on Facebook!

<http://facebook.com/smokestackboutique>

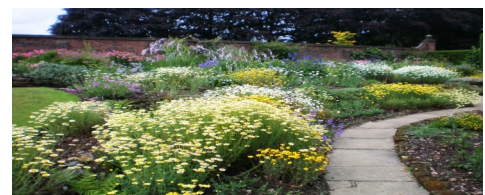
### **\* Memorial Bench \*** **on the greenbelt**

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!



## Advertisements

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