

# THE CROSSINGS The Signal

DECEMBER 2016

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## VIEW FROM THE CLUBHOUSE

(see page 5)

## PHONE GUIDE for EMERGENCIES

(see page 4)

## CHOA VOLUNTEERS

(see page 4)

### COMMUNICATION NEWS

We have ordered three informational kiosks (message boards) that will be installed in December. The first will go next to the path by light pole #C33, which is very near to the main playground and basketball court. The other two will be installed at each side pool and near a light so they can be read at night. So, along with the Signal, the E-Signal (go to [www.walnutcountry.com](http://www.walnutcountry.com), scroll down to the bottom of the Home page and enter your information where it says "connect with us") and our beautiful new website, there will be no excuse for not knowing what is going on around the community.

### SIGNAL DELIVERY PERSON NEEDED

#### Smoke Tree Court

If you have about twenty minutes free time one day per month to deliver the Signal to your neighbors please get in touch with Andy at the Clubhouse office: 925-825-0250. Your help is greatly appreciated!



### HELP SAVE THE FOREST!

AND

### THE BUDGET!

Did you know that the 2017 Budget packet and Rule book recently mailed to all Homeowners totaled about 92,000 pages? The entire cost to print and mail it all came to about \$7,600. We must mail these legal documents to all except those who have opted to receive them electronically. Unfortunately, less than 100 Homeowners have chosen this route. Signing up is very easy. A copy of the Electronic Consent form was included in your 2017 Budget packet. Fill it out and mail, email or fax it in to Collins Management. You can also download it from the Association's website, Walnutcountry.com, or stop by the Business Office for a copy. Please note that the yearly election ballot will still need to be mailed to all. The Forest thanks you!



### \*\*\* NEW YEAR'S EVE BASH \*\*\*

Ring in the new year with CHOA friends, family and neighbors. December 31st starting at 8pm the Clubhouse will be alive with the sights and sounds of 2017.

There will be a DJ. and light show, appetizers to nibble on, beer, wine and champagne, a photo booth for your memory book, and a balloon drop at the stroke of midnight!

This is a must attend CHOA event!! Maximum of 125 adult guests.

Go to: [Evite.me/yQZUqwrn4Y](https://www.eventbrite.com/e/evite-me-yqzuqwrn4y) to RSVP



Bring on  
the  
NEW YEAR!



## Treasurer's Report (Year To Date)

### BALANCE SHEET as of October 31, 2016

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#### Current Assets

Cash Operating Acct.	\$427,242
Cash Reserve Acct.	2,236,978
Receivables	3,986
Prepaid Expenses	10,032
<b>TOTAL CURRENT ASSETS</b>	<b><u>\$2,678.238</u></b>

#### Current Liabilities & Capital

Liabilities	\$111,341
Reserves	2,220,344
Owner's Equity	307,690
Income	38,863
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b><u>\$2,678,238</u></b>

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

	<u>Actual</u>	<u>Budget</u>	Actual Over (or under) <u>Budget</u>
Total Revenues	1,167,858	1,076,647	91,211
Operating Expenses			
Payroll/Benefits/Taxes	\$108,533	\$121,460	\$(12,927)
Management Expenses	148,433	146,380	2,053
Office Equip/Supplies	27,260	23,600	3,660
Professional Services	26,967	21,170	5,797
Facilities Repair/Maint.	255,625	260,310	(4,685)
Recreation	20,160	12,910	7,250
Utilities	154,275	159,260	(4,985)
Security Expenses	35,878	37,280	(1,402)
Insurance	49,585	52,500	(2,915)
Tax & Licenses	10,606	10,910	(304)
Capital Acquisitions	12,168	0	12,168
Reserve Expenses	236,820	236,820	0
Miscellaneous Expense	(720)	4,170	(4,890)
WCST Expenses	43,377	0	43,377
<b>Total Operating Expense</b>	<b>1,128,994</b>	<b>1,086,770</b>	<b>42,224</b>
 Net Income	 \$38,864	 \$(10,123)	 \$48,987

Pat Magee, General Manager

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

**President's Corner – December 2016**

Fellow Homeowners,

It's great to see all of the holiday decorations popping up around the neighborhood. It brings a festive atmosphere and reminds us to look back at this past year as we prepare for the next.

Our last community event of the year is coming up - our **Crossings Winter Holiday Celebration**. Join us on **Sunday, December 4<sup>th</sup>** from 3 to 5 p.m. for this family-oriented event for everyone to enjoy the Holiday season. Enjoy crafts for the kids, music, cookies and Santa.

The Board of Directors was seated at our annual meeting in October and will meet next on December 8<sup>th</sup> to begin our journey into 2017 together. After our great 2016, the Board is excited about the possibilities that the new year will bring. But looking back, we have a lot to be proud of:

- A large slate of reserve projects, including a major upgrade of the West Pool, were completed.
- We continued our focus on better and more complete communications with our homeowners and residents with a new, redesigned website and consistent distribution of our eSignal e-mail communication.
- Continuing with our Landscape Committee's work on water conservation, irrigation upgrades in several areas of our main greenbelt were done.
- We completed and approved the updated association By-laws to insure we are compliant with all laws and our practices are now more efficient.
- We completed and are now communicating our newly updated rules and guidelines booklet for final approval.
- We continued our sponsorship of community events including record turnouts for some and add in a new event – a New Year's Eve Celebration.
- We are near completion of our first year in our new relationship with the Walnut Country Swim team.
- Our new Safety/Security committee was implemented and has already produced results in this important area for CHOA.

We will be looking at our agenda for the upcoming year and hope to have an equally ambitious plan for 2017. If you have a desire to get involved to help, we CAN use you. Contact the Business Office and let us know of your interest to serve on a committee.

If you have any questions, please reach out and I will make a commitment to get back to you personally.

I wish you and your family the happiest of holiday seasons.

Mark Weinmann, President



**GSG PROTECTIVE SECURITY - (855) 371-5300 - Security for Common Area****PHONE GUIDE for EMERGENCIES**

In this month's Signal is an easy to use phone guide for emergencies or reporting suspicious activities. Every effort was made to provide examples of scenarios that could occur in our neighborhood. For example, a common issue is a suspicious person or persons walking or driving in our neighborhood. Residents seem to have a keen eye for individuals who may not belong in the Crossings. With the increase in mail theft, package theft, car break-ins, it is important that the proper authorities are notified – and this guide tells you who to call.

Concord Police have indicated that a call to the Non- Emergency dispatch number is appropriate if you see suspicious vehicles or people that are acting in a suspicious manner. If you see a crime in progress, such as theft from a mailbox or porch, then call 911 or the Emergency Dispatch number. While social media is a quick way to reach out to the community, it should not be the first act of communication. Letting your neighbors know what you are noticing or have seen after contacting the proper authorities is certainly appropriate.

With holidays quickly approaching, issues like mail theft and package theft are likely to rise. Quick response to the police for urgent issues will help minimize the amount of issues in the Crossings and let the bad guys know we are watching.

Other items to watch for are vehicles you know don't belong, people following delivery trucks, solicitors not properly credentialed, and people loitering on your street that you know should not be there. Keeping a vigilant eye on the activity in our neighborhood will help reduce the amount of crimes that could occur, and we hope that this guide helps you contact the proper authorities.

**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

**CHOA VOLUNTEERS**

It takes a village, in this case a community, to have what we have here at The Crossings. There are the various committee members who bring their knowledge, willingness and time in making the community safe, visually pleasing and fiscally viable. Then there are the people who "spread the word." I am referring to the 60+ residents that deliver this newsletter to your door. To all of you, a hearty and heart-felt thank you for what you do. Without all of you there wouldn't be a community, it would only be just another place to live.





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](mailto:info@berkshire-books.com) or call the Clubhouse at 925-825-0250.

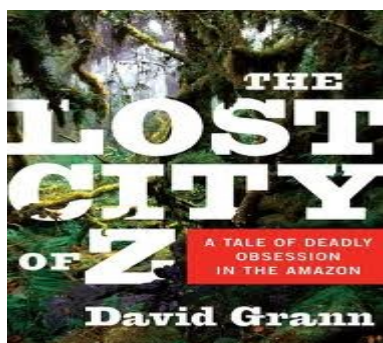
The following books have been chosen by Book Club members for...

December: "The Lost City of Z"

by David Grann

January "Shoe Dog" by Phil Knight

Next meeting: Tuesday, December 20th, at 6:30pm in the Clubhouse.



Business Office & Clubhouse

Will be closed December 24 and 25

For Christmas holiday

as well as

January 1, 2017

For New Year's Day

VIEW FROM THE CLUBHOUSE

As 2016 draws to a close we saw the clubhouse have another great year. Resident usage of the clubhouse is up for a third straight year, as is rental income. Clubhouse maintenance has been a primary focus of the Board and CH staff. Thanks to Rod Glover, Bill Allen and the entire Clubhouse staff the building is looking sharp and well-maintained.

As for 2017, the Activities Committee, in conjunction with the Board of Directors, will be hard at work providing the Walnut Country community with another great year of sponsored events... The Spring Festival, 7th Annual Wine Tasting, Fall/Back To School BBQ, Haunted (Club) House and Winter Holiday Celebration.

And what a perfect time to segue into the holiday season. As per tradition, the Clubhouse is awash with the holiday spirit. If you don't frequent the Clubhouse now is the perfect time for a visit. Colorfully decorated trees, greens and reds abound, and glistening ornaments everywhere. Bring the kids. Bring the camera. It's a Winter wonderland!

Now a word to the wise: For those of you who do not have an ID badge, now's the time to get one. Once Springtime rolls around the lines can get long and the process time-consuming. The same goes for the purchase of pool keys and tennis court keys.

With that said... Happy Holidays To You All And Be Safe.

Usque Tempus Insequens ("Until Next Time" in Latin)

*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

December is a special time for our students at Walnut Country Preschool. This month we will learn about how children from other countries celebrate different winter holidays. We will even learn about how some of this month's holiday traditions got their start.

If you or someone you know is looking for a fun and fantastic learning environment, our open house is coming up January 9 at 7 p.m. Come by, talk with our teachers, and learn why Walnut Country Preschool is a great fit for your child. If you are unable to make the open house but would like a tour, contact the preschool at [925-798-9686](tel:925-798-9686) or email [wcpreschool@astound.net](mailto:wcpreschool@astound.net)

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### 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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### BOY SCOUT TROOP #429

Boy Scout Troop 429, sponsored by the Cowell HOA, was founded in the late 1960's and has continually provided life skills training, outdoor adventures and leadership development to boys (11 years old and up) in Concord. With a strong tradition that includes 47 Eagle Scouts, Troop 429 has built a solid foundation on teaching Boy Scout skills, experiencing the outdoors and having fun!

Troop 429 operates as a Scout-run troop using the patrol system with guidance from trained adult leaders. We endeavor to develop citizens who are physically, mentally, and emotionally fit; have a high-degree of self-reliance as evidenced in such qualities as leadership, initiative, courage and resourcefulness; and have the highest personal values. Troop 429 has earned many Muir District, Summer Camp and Mt. Diablo Silverado Council Awards for our overall program, participation and spirit.

Designed for boys ages 11 to 18, the Boy Scouts of America combines outdoor activities, sports, academics and more in a fun and exciting program that helps boys test their limits! The Boy Scouts comprises more than 1 million volunteers working together for the sole purpose of helping its nearly 3,000,000 youth succeed in life.

We invite all Scouting-aged boys (11 years old and up) and their parents to visit our Troop Meetings on Monday's from 7:00p – 8:00p in the Crossings Club House. For more information, please contact: Scoutmaster Anita Luttrell **Phone:** 925-270-7289 **E-mail:** [JamesL@astound.net](mailto:JamesL@astound.net)

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### COMMUNICATIONS UPDATE

Our redesigned website has been up and running for the last month with very few problems to report. Articles have been posted throughout the month about the latest news and events in our community. We've also validated dozens of homeowners for our password-protected area and welcome all homeowners to submit their information for verification. We look forward to getting our community directory up and running in the coming weeks too. If you haven't had a chance, checkout the site and let me know what you think at [webmaster@walnutcountry.com](mailto:webmaster@walnutcountry.com).

## Walnut Country Signal

### SENIORS' POTLUCK DINNER

It's a holiday feast at the Clubhouse! Please join us on Wednesday, December 7th 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 December 1st. And remember... this is an open monthly event for Walnut Country residents... so c'mon down and have some fun, if we're lucky there might be a holiday ducky!



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## What, Me Worry?



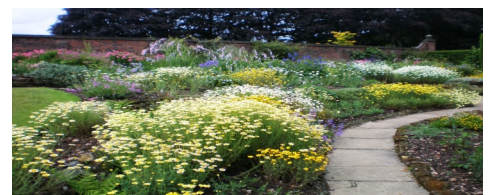
### \* Memorial Bench \* on the greenbelt

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 Signal

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For more information

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