

THE CROSSINGS The Signal

AUGUST 2017

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CERT NEWS

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PAYING THE CORRECT DUES

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PROTECT YOUR HOME

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COMMUNITY SURVEY NEEDS YOUR INPUT

CHOA is conducting a quick survey to analyze some of our community's needs, desires, and opinions. The Board needs your feedback to make sure everyone continues to enjoy living in the Crossings and to entertain some possible ideas for the future. This is a great opportunity to let us know what you think!

To accomplish this, the Board asks that each household complete the following survey by August 13. Results will be shared at the Town Hall on Sunday, August 20, 2-4p, at the Clubhouse.

<https://www.surveymonkey.com/r/CHOA2017SURVEY>

All data and comments are confidential and will not be used for any purpose other than understanding our community and its opinions. Please note that the results of this survey do not mean that the BOD will eliminate or immediately change current actions and plans. The data collected will aid the Board when considering how to better serve the neighborhood which we love.

We appreciate your cooperation in helping us understand what is most important to you. If you have any questions, please call the CHOA Business Office at (925) 687-9961 or send an email to businessoffice@walnutcountry.com.

2017 BOARD ELECTION BY ACCLAMATION

As there were less than 4 nominations for the 4 Board seats that will open up at the 2017 Annual Meeting on September 28, according to Section 5.7 of the By-Laws, the election is uncontested and no ballots will be mailed. The 2 incumbent Board Members who have announced their candidacy for another 2-year term shall be declared elected at the September 28 Board meeting immediately following the Annual Meeting. Those incumbents are Barry Collins and Rich Ellenson.

ANNUAL TOWN HALL AND MEET THE CANDIDATES

Sunday, August 20 from 2-4pm

Please plan to attend our annual Town Hall and Meet the Candidates at the Clubhouse. We will talk about this past year and the year to come. We'll have the results of the survey that has just been sent to everyone and you'll have the opportunity to ask questions of the Board and any City Council members in attendance.

CROSSINGS BARBECUE

Save the Date for the Fall/Back to School BBQ on September 16th. We will start to take reservations on August 10th via the evite reservation link system. We are having Back Forty cater the event. Vegetarian meals will be available as well as their great BBQ foods. In addition, there will be scintillating entertainment and lots of games.

The RSVP Fall BBQ/Back To School
Evite link:

<http://evite.me/BZ6jSKmxx2>

COME ONE, COME ALL!



Treasurer's Report (Year To Date)

BALANCE SHEET as of June 30, 2017

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Current Assets

Cash Operating Acct.	\$554,635
Cash Reserve Acct.	2,322,507
Receivables	(2,897)
Prepaid Expenses	25,355
TOTAL CURRENT ASSETS	<u>\$2,899,600</u>

Current Liabilities & Capital

Liabilities	\$115,983
Reserves	2,314,948
Owner's Equity	329,466
Income	139,203
TOTAL CURRENT LIABILITIES & CAPITAL	<u>\$2,899,600</u>

Year-To-Date BUDGET REPORT

	<u>Actual</u>	<u>Budget</u>	<u>Actual Over (or under) Budget</u>
Total Revenues	\$763,355	\$783,788	\$(20,433)
Operating Expenses			
Payroll/Benefits/Taxes	\$49,023	\$79,498	\$(30,475)
Management Expenses	91,695	92,922	(1,227)
Office Equip/Supplies	12,213	13,650	(1,437)
Professional Services	6,520	10,596	(4,076)
Facilities Repair/Maint.	129,472	132,282	(2,810)
Recreation	8,296	11,994	(3,698)
Utilities	67,278	80,250	(12,972)
Security Expenses	20,062	24,444	(4,382)
Insurance	28,212	32,028	(3,816)
Tax & Licenses	8,909	6,294	2,615
Capital Acquisitions	2,680	21,228	(13,887)
Reserve Expenses	147,780	147,780	0
Miscellaneous Expense	0	0	0
WCST Expenses	52,012	65,899	(16,860)
Total Operating Expense	\$624,152	\$718,865	\$(94,713)
 Net Income	 \$139,203	 \$64,923	 \$74,280

Pat Magee, General Manager

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

President's Corner – August 2017

Fellow homeowners, I'm disappointed. With our upcoming election for Board of Directors we announced that two of our directors up for election would be retiring creating two openings for new candidates. No one has shown interest. As a result, we will have two "holes" on the Board beginning in September. In an association of over 1,000 homes, we only have 5 people willing to serve on the Board. Folks, that's one half of one percent.

The Board serves an important function in running the association. Without them we would not enjoy our low dues, our great amenities and the attention to safety and security. It takes only a commitment of several hours a month. We need people who care and are willing to help. We await your assistance so we can continue the great work over the past many years which has made our association great.

The Board of Directors is hosting another **Town Hall**. Please join us **at the Clubhouse on Sunday, August 20th at 2 p.m.** We'll serve snacks and drinks 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. We also hope to have a Concord City Councilmember in attendance.

Our next community event is also approaching. Our **Fall BBQ Celebration is scheduled for Saturday, September 16th 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 retiring Board members. Tim Wright has been our treasure for many years and has served on the Board longer than I have. He has also been a long-term member of Architectural Committee. His knowledge and managing of our budget has been superb. Marc Buchanan has served for 4 years on the Board bringing his business sense and safety-mindedness to all things. He has served as Vice President and currently chairs the Architectural Committee. These two have given many hours of service for which we can never repay. I am honored to have served with both of them.

Please join us on August 20th for our Town Hall and on August 24th for our next Board of Directors' meeting.

Until next month...

Mark Weinmann, President

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

Protect Your Home And Assets

There have been many studies that address the best ways to help minimize or stop home burglaries. While there is no way to guarantee you can prevent a home burglary, there are steps you can take to reduce the chance you will be a victim of this type of crime.

A recent study done by researchers at a major university surveyed 422 incarcerated criminals in several different states to identify burglary target selection strategies and methods. According to the study, a majority of burglars (83%) said they would seek to identify if an alarm system or surveillance cameras were present before attempting a *burglary*. 60% said if found they would select another target. Only 13% stated they would continue the attempt. Most burglars reported entering through open windows or doors, or forcing windows or doors open if not alarmed.

While home alarm systems have been around for many years, home surveillance systems have gained in popularity as prices dropped and quality and ease of installation improved. Today's technology has improved so quickly that most camera systems designed for the home are now wireless and controlled by your personal device. And if you do install cameras, make sure you capture all areas - side and back yards, gates, patios, etc.

While CHOA cannot specifically recommend a brand, there are many very affordable and effective camera systems that even the novice can install in minutes. Local authorities have been aided in capturing or identifying criminals from videos and photos provided from these systems. Some of the popular systems available for the do-it-yourself homeowner are Arlo, Nest, Lorex, SimpliSafe, and Sannce, to name a few. Check with your home alarm vendor as they will likely have their own products available.

Alarm and security camera systems are intended to be an extra security tool and not replace fundamental security basics.

Safety & Security measures to remember:

- ◆ keep doors, windows, and vehicles locked.
- ◆ Keep landscaping shrubbery and trees trimmed to eliminate hiding places.
- ◆ Motion activated sensor lighting in key areas.
- ◆ Do have interior lights on timers when gone.
- ◆ Keep security signage and warning signs.
- ◆ Avoid mail and newspapers from stacking up indicating you're not home.

Brought to you by the 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

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

CERT NEWS

Are you interested in protecting your family in a disaster? Would you like to help your neighbors in a disaster? Concord CERT offers FREE training on what you can do to protect your family.

The course is offered on Thursday evenings for about two hours starting September 13th through October 19th with a graduation exercise on October 28th in Brentwood.

For more information and to register go to CERT basic training website... cityofconcord.org then go to CERT.



Andy Steinberg, Recreation Director

Clubhouse Office

925-825-0250

recdirector@walnutcountry.com

WALNUT COUNTRY BOOK CLUB

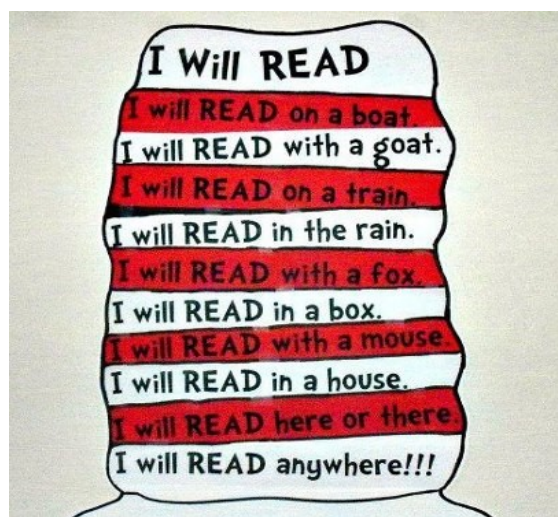
For more information about the Walnut Country Book Club go to: info@berkshire-books.com or call the Clubhouse at 925-825-0250.

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

August 15: "Killers of the Flower Moon"
by David Grann

Sept 19: "Major Pettigrew's Last Stand"
by Helen Simonson

*Next meeting: Tuesday, August 15th
@ 6:30pm in the Clubhouse*



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VIEW FROM THE CLUBHOUSE

What a great season of T-Ball we just got finished with! Never have we had such a great turnout from week to week. Even though the summer has been incredibly hot these little kids toughed it out. And a huge thank you to all of the coaches! Congrats to all and see you next year.

For those of you who expressed interest in wanting a water aerobics class: first off I'd like to thank the dozen of you who read the announcement in last month's Signal. You have no idea how happy it makes me when we suggest something and people respond. Now to the no-so-happy news: Both instructors that expressed interest in teaching such a class decided, ultimately, to pass on the opportunity. We will still try to find someone interested in teaching, but I doubt it'll happen this summer. Now that I know there are a goodly amount of you wanting to participate in a water aerobics class I will start the search earlier in the year. Look out for an announcement in next spring's Signal.

Reminder: The lifeguards at the main pool are finished working for the season the weekend of August 12th. This means you should be extra vigilant of the kids swimming in the pool and who is coming and going around the pools areas. If you see something or someone that seems out of the ordinary please do not hesitate to call the Clubhouse office or Business office immediately. Safety first!

"a hiki i kekahi manawa ("Until Next Time" in Hawaiian)

Andy Steinberg

Clubhouse Supervisor



*** WE'RE IMPRESSED ***

4467 Pinon Court

Great job everyone and thank you for
helping make the Crossings a beautiful
place to live!

Recreation, Preschool & 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 having 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 to register for this school year. Feel free to come see what we are all about. Schedule a visit anytime by calling 925-798-9686, or by email at wcpreschool@astound.net.

Sarah Franks
Walnut Country Preschool Secretary

TENNIS ANYONE?

Our Walnut Country Men's 18 Years and Over 4.5 (Rating) Tennis Team won the Local Diablo North USTA (Nor Cal) Team Tennis League on Sunday 07/09/17, beating Walnut Creek (#1 seed) 3-2 in the finals. This exciting, perhaps unexpected, win came after beating Lafayette in the previous playoff round. The team had good chemistry and played great all year in a tough league with teams such as Pinole, College Park, Round Hill, Diamond Hills, Moraga and the above listed teams. By winning the league, it qualified our Walnut Country Team to move on to play the District Championships which will be held at Blackhawk Country Club on August 4-6. The competition will get tougher but we all look forward to competing on that stage and we plan to do our best to represent Walnut Country and our league. Win or lose it's been a great accomplishment and honor to move on! GO TEAM!

COMMUNITY SAND TOY TRUNK REMOVED

Two months ago, CHOA placed a trunk at the main playground so that the community could share sand toys and have another place to sit. Unfortunately, the trunk and its toys had to be removed last week after vandalism and misuse.

Earlier in the month many toys were broken into small pieces and left throughout the sand area. Just last week, assorted non-sand items were found in the trunk including snow pants and garbage. Further, the trunk was broken thanks to being filled with heaping amounts of sand.

It's too bad that the trunk had to be removed, but CHOA will look into other ways of having a community sand toy bin. Until then, be sure to bring your own sand toys when playing at the playground.

PAYING THE CORRECT DUES

We're sure you know that the monthly assessment went up \$2, to \$97 on January 1. What you may not know is if you have set it up with your bank to automatically send your payment to Union Bank every month (autopay), you will need to tell your bank to increase the amount - it is not automatic. Be sure to add another \$2 for each month since January to catch up. However, if you set it up through Collins Management to have Union Bank automatically take the payment from your bank account every month (ACH), you need do nothing more - the change was made for you. If you need an ACH form, contact the Business Office or Collins Management.

Walnut Country Signal

SENIORS' POTLUCK DINNER

Only one month to go before we swing back into action! We hope you had a fantastic summer and discovered some exciting new foods and recipes that you'll want to try out on the group.

Next Potluck: Wednesday, September 13th at 5:30pm in the Crossings Clubhouse.

If you have questions about the group please don't hesitate to call Ken Cellini, Chairperson, at 925/798-7839.



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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**.

NOTE

At the time of this newsletter going to print we have a lot of available Saturdays and Sundays in August and September.

Have a special occasion fast approaching?
Call us... operators are standing by!



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