

THE CROSSINGS The Signal

NOVEMBER 2017

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WALNUT COUNTRY APPAREL

(see page 7)

2017 SCOUTING for FOOD

(see page 6)

SAFETY & SECURITY

(see page 4)

WINTER PROJECTS

The Board has approved 5 projects that will be completed over the winter. The timing for all of these projects is, of course, weather-dependent.

East Pool Rebuild: The East Pool will close for the season no later than November 2. Two weeks later the concrete deck will be removed as the first phase of the project. The pool will be emptied and the old plaster removed. All of the plumbing and electrical beneath the deck will be replaced. Pavers will then be installed as the new deck and the pool will be re-plastered and filled in time for a Memorial Day grand opening - just like the West Pool two years ago. Construction vehicles will need to use the cul de sac at the end of Canoe Birch Court, and possibly Juneberry as well. Nearby residents will be kept informed of the scheduling.

Electronic Fob Gate Entry System: Cowell HOA will join the 21st century by retrofitting all 4 pool gates and 3 of the 6 tennis court gates with an electronic entry system using key fobs. Every Homeowner will be mailed one Fob with a limit per home to be determined by the CHOA Board of Directors at a future date. It will be the responsibility of the Homeowner to get the fob to their tenant, if they have one. While all of the pool gates will be modified, only half of the tennis gates will. The 2 gates on the greenbelt side of the upper courts and the 1 gate on the Smoke Tree side of the lower courts will be electrified. You will be able to leave the courts from all 6 gates, but will be able to enter from only 3. This can be expanded in the future to cover all 6 gates. We expect to have the system operational by the time the Main Pool reopens late February.

Tennis Backboard Practice Court: All of the plywood will be replaced with $\frac{3}{4}$ inch marine grade plywood and the asphalt surface will be removed and replaced. The backboard work will be completed before the end of the year and the asphalt will be replaced in January. The low chain link fence will be replaced as well. Construction vehicles will need to use the cul de sac at the end of Blueberry Court. Nearby residents will be kept informed of the scheduling.

Clubhouse Tower Waterproofing: Scaffolding will go up at the main entrance to the Clubhouse to repair long-term leakage of rain water at the top of the center tower. Scaffolding should be in place no more than a couple of weeks and the project should be completed before the end of the year.

IMPORTANT ANNOUNCEMENT

There will be no Board Meeting in November. The next Board meeting will be Thursday, December 7th at 7pm. The one after that will be Thursday, January 25, 2018.

WINTER HOLIDAY CELEBRATION

Oh my! Can it be!? I think it is!! It's a bird. It's a plane. No, it's Santa and his gang of merry reindeer!! On December 3rd from 3:00pm to 5:00pm Santa will be landing right here at the Walnut Country Clubhouse. All year Santa has been preparing to bring all you kids (young and old) presents and little tasty treats. All you have to do is reserve your spot and you're good to go. Following you will find the Evite RSVP address. Please follow the directions. If you have any problems signing up you can call the Clubhouse office at 925-825-0250 for assistance. Thank you and see you there.

<http://evite.me/awMPBp2raQ>



Treasurer's Report (Year To Date)

BALANCE SHEET as of September 30, 2017

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Current Assets

Cash Operating Acct.	\$540,459
Cash Reserve Acct.	2,362,811
Receivables	(7,841)
Prepaid Expenses	11,753
TOTAL CURRENT ASSETS	2,907,182

Current Liabilities & Capital

Liabilities	\$94,498
Reserves	2,358,295
Owner's Equity	330,280
Income	124,109
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,907,182

Year-To-Date BUDGET REPORT

	<u>Actual</u>	<u>Budget</u>	<u>Actual Over (or under) Budget</u>
Total Revenues	\$1157,886	1,174,318	\$(16,432)
Operating Expenses			
Payroll/Benefits/Taxes	\$92,548	\$137,577	\$(45,029)
Management Expenses	138,974	139,383	409
Office Equip/Supplies	19,921	20,475	(554)
Professional Services	9,135	15,894	(6,759)
Facilities Repair/Maint.	192,348	198,423	(6,075)
Recreation	18,999	17,991	1,008
Utilities	140,358	149,875	(9,517)
Security Expenses	31,487	36,666	(5,179)
Insurance	41,814	48,042	(6,228)
Tax & Licenses	8,909	9,441	(532)
Capital Acquisitions	3,134	31,842	(28,708)
Reserve Expenses	197,040	221,670	(24,630)
Miscellaneous Expense	202	0	202
WCST Expenses	138,908	143,543	(4,635)
Total Operating Expense	\$1,033,777	1,170,822	\$(137,045)
Net Income	\$124,109	\$3,496	\$120,613



Pat Magee, General Manager

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

President's Corner – October 2017

Fellow Residents,

The recent devastation caused by fires to our neighbors in Northern California reminds us just how quickly a disaster can take an entire community much like the Crossings. While preventing natural disasters like a fire can be difficult if not impossible, being prepared is attainable. Communication with family members and neighbors, evacuation plans, what to quickly collect and meeting locations are all topics that can be discussed and planned in advance with family members. There are many helpful sites that can assist in emergency planning such as ready.gov/make-a-plan.com. And Contra Costa County has a Community Warning System in place that will send text, voice and email alerts to cell phones in case of an imminent threat to life and health. Registering for this service is free and easy, by visiting cococws.us or calling 925.313.9622. Please see the insert in this month's Signal for more information. Simply put, preparedness saves lives.

As mentioned in the Signal front cover article, several projects will commence very shortly. The board has approved maintenance, replacement, and improvement projects that will continue to make our community shine and stand out as a premier development in the area. As these projects begin over the next few months keep in mind our HOA dues for 2018 remain the same!

Thank you to the residents that have shown interest in volunteering for openings in some of our committees as well as board of directors. While there are still openings available in many areas, it is encouraging to see residents of our community showing interest and a desire to contribute and give back to the neighborhood.

Do you walk the greenbelt and common areas? Have you come across something that requires attention by the association? Don't hesitate to forward a photo or an email to our general manager Pat Magee at businessoffice@walnutcountry.com. Items that you might bring to our attention may be tree limb issues, greenbelt light out or broken, improperly working sprinklers, or similar items **specific to the common areas**. Note: street light issues need to be sent to the City of Concord as this is their property and jurisdiction. A fast and easy way to communicate issues to the city of Concord is through their Concord Connect app available for download on your smart phone. I have personally found it to be quick and responsive way to have Concord handle issues light street lights, graffiti, pot holes in roads, etc. Check it out.

The 2017 Haunted house was a huge success with over 600 people attending. Thank you to the over 40 volunteers that made this happen with great direction and leadership by our clubhouse assistant manager Stephen Sulyma and Rod Glover. This is another example of why the Crossings is such a great place to call home. What's next up? The Winter Holiday Celebration December 3rd and the Annual New Year's Eve Party December 31st (21 and older required). Look for more information in upcoming Signal and eSignal.

Barry Collins, President

GSG PROTECTIVE SECURITY - (855) 371-5300 - Security for Common Area**HOME HEATING SAFETY**

Elsewhere in this Signal the HOA President writes about how to stay informed in the event of an emergency such as the recent fires to the North. Closer to home, and as the weather turns colder and we turn on heaters and light fires in fireplaces, it will be good to keep in mind a few simple precautions to make sure that your house is not where the fire starts. Please refer to the insert in this Signal on Home Heating Safety Tips.

**CONSIDER INSTALLING A LOCKING MAILBOX**

The Holiday Season is fast approaching, and with that brings cards and gifts arriving in mailboxes. Unfortunately, it is all too easy for a thief to remove the contents of any unlocked mailbox. And our mailboxes are all near the street and easy pickings. Many of your neighbors have replaced their mailboxes with locking mailboxes, and we encourage everyone to consider following suit. There are some things to consider in replacing your mailbox. The post office will not allow you to change the location of your mailbox. If your mailbox, for instance, is on a post that is shared with 2 or 3 other mailboxes, your new mailbox must be installed on that same post as well. Another consideration is to get a locking mailbox with a big enough opening so that whatever you expect to have mailed to you - large envelopes, prescription refills, etc., can fit through the opening. Happy Holidays!

**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
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
PGE- Electrical Outage	800-743-5002
PGE- Gas	800-743-5000
Concord Code Enforcement	925-671-3075



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**4420 BLACK WALNUT COURT
4400 CORKWOOD COURT
4487 JUNE BERRY CT.**

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

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...

November 14: "Ordinary Grace"
by Wm. Krueger

December 19 "The Little Paris Bookshop"
by Nina George

ALL ARE WECOME TO JOIN US IN THE
CLUBHOUSE @ 6:30PM



A THANKSGIVING POEM

May your stuffing be tasty,
May your turkey plump,
May your potatoes and gravy
have nary a lump.
May your yams be delicious
and your pies take the prize,
and may your
Thanksgiving dinner
stay off your thighs!



VIEW FROM THE CLUBHOUSE

Save the Date for the CHOA New Year's Eve Celebration
Host – CHOA Board of Directors & Activities Committee
When – Sunday, December 31st at 8:00pm to 1:00am
Where – Walnut Country Clubhouse

Last year's New Year's Eve party was so successful with over 150 people attending we are bringing it back again this year. So ring in the New Year with your neighbors and friends. CHOA is sponsoring an ADULT ONLY New Year's Eve celebration. DJ Curtis will ring in the New Year Eve's with plenty of music and full light dance show. CHOA will provide appetizers, beer, wine, champagne, soda and water. The New Year's Eve party evite will be released on November 15th through our website and eSignal. Space is limited, so RSVP early.



Stay safe and have a wonderful holiday season.

Andy Steinberg
Clubhouse Supervisor

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Recreation, Preschool & Communications News

WALNUT COUNTRY PRESCHOOL

October was full of fun and learning for our preschoolers! We focused on squares, the color orange, pumpkins, gourds, and changing leaves and Fall. We ended October with a field trip to the Pumpkin Patch in Clayton for our 4 year old class, costume parades, Halloween parties and visits from the fall fairy for each of our classes.

Our first 'Dine and Donate' restaurant night at Chipotle was a success! Please Join us all day **November 15th** at **Mary's Pizza Shack** (Oak Grove & Ygnacio) for another dine & donate event. Simply mention Walnut Country Preschool and a portion of your bill will go to our school. Thank you for your support!

2017 SCOUTING FOR FOOD

Food donations will be picked up on Saturday, November 11, 2017 at 10:00 a.m.

One of Scouting's driving principles is "doing a good turn daily." Scouting for Food, in partnership with the Food Bank of Contra Costa, is a service project to care for people, who are in need in our local communities. The project begins on Tuesday, November 7, 2017. Scouts will distribute door hangers in the Crossing's neighborhood to announce the upcoming food drive. Scouts return the following Saturday, November 11, 2017 at 10:00 a.m. to pick up and deliver donations to the food bank.

Food Donation Suggestions - non-perishable food items

No Open or Glass Containers! Canned Goods, (Tuna or Chicken, Fruit, Vegetables, Soups or Chili, Spaghetti or Ravioli,) Peanut Butter, Cereal or Pop Tarts, Pancake Mixes, Muffin Mixes, Crackers, Cookies, Instant Soup, Rice, Beans, Pasta, Powdered Juice, Powdered Milk, Dried Fruits and Snack Bars.

HOME HEATING SAFETY

Colder weather increases the likelihood of heating related fires. ***These fires are the second leading cause of fire deaths among older adults.*** Keep your home safe and warm with these safety tips:

- Keep anything that can burn at least three feet away from heating equipment, like the furnace, space heater, fireplace or wood stove.
- Use products only for their intended purposes. Cooking stoves should not be used for heating the home, and space heaters are not for drying wet clothing.
- Have your heating system inspected by a qualified service professional at least once per year.
- Make sure all fuel-burning heating equipment is vented to the outside. Keep intake and output vents clean and clear of debris and dust.
- Install and maintain carbon monoxide (CO) alarms to avoid the risk of CO poisoning.

Space Heaters

- Inspect heaters for cracked or broken plugs or loose connections before each use. If frayed, worn or damaged, do not use the heater.
- Place space heaters on level, flat surfaces, but never place on cabinets, tables or furniture.
- Keep space heaters out of high traffic areas and doorways where they may pose a hazard.
- Plug portable space heaters directly into an outlet; do not use an extension cord.
- Do not use a space heater in wet or areas unless specifically designed for use in wet locations.
- Never leave a space heater unattended. Turn it off when you leave the room or go to sleep.

Purchase space heaters that have the certification label of a nationally recognized testing laboratory.

Walnut Country Signal

SENIORS' POTLUCK DINNER

"Happy Thanksgiving" – Join the group on Wednesday, November 8th for an early celebration. The dinner will be held in the Crossings Clubhouse at 5:30 p.m.

If you would like to attend as a first-time guest, please call Head Honcho Ken Cellini, (925/798-7839), before 11/1/17 to reserve your seat, and to get a food assignment.

Next Month: The potluck will be held on Wednesday, December 6th (held a week earlier than usual).



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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**.

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

INTERESTED IN SOME CHOA GEAR?

We just replenished the Walnut Country/The Crossings logo tee shirt and baseball hat inventory! They can be purchased at the Clubhouse office between the hours of 12–8pm Monday through Saturday and 12–6pm on Sundays.

Prices are as follows:

Cotton T-Shirts: Adult sizes small to XXL -\$20

Cotton T-shirts: Youth



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