

THE CROSSINGS The Signal

OCTOBER 2017

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WALNUT COUNTRY APPAREL

(see page 7)

MEET OUR NEW BOARD PRESIDENT

(see page 3)

SAFETY & SECURITY

(see page 4)

VEHICLES MUST BE OPERATIONAL

According to both Concord Municipal Code and CHOA Rules, vehicles that are visible from the street - either parked on the street or in driveways, must be fully operational - which includes current registration with valid date stickers on the rear license plate. PNO (Planned Non Operating) registration is not operational. All non-operational vehicles must be parked out of sight. If you cover a non-operational vehicle so that the plates cannot be seen or park a vehicle that does not move, with the back of the vehicle against the garage so that the rear plate cannot be seen, you may be asked to prove that the vehicle is currently registered. These Rules are being enforced for the good of the entire Community. A fact sheet from the City of Concord is included with this Signal.

BOARD OF DIRECTORS FOR 2018

At the Board Meeting of September 28, incumbent Directors Barry Collins and Rich Ellenson were declared re-elected by the Board for two-year terms. Directors Marc Buchanan and Tim Wright, after many years of dedicated service, retired from the Board. This leaves a Board of five Directors for possibly the first time in the history of Cowell HOA, instead of the seven as called for in the By-Laws. At this point it is up to the Directors to recruit, interview and appoint Homeowners to the two vacant positions. If you are interested in being considered, please contact General Manager Pat Magee in the Business Office, and please start attending Board meetings, so that you can get an idea of what serving on the Board entails.

Members of the Board of Directors for 2018 and their positions are:

Barry Collins	-	President
Rich Ellenson	-	Vice President
Donna Glover	-	Secretary/Treasurer
Todd Peterson	-	Director
Mark Weinmann	-	Director

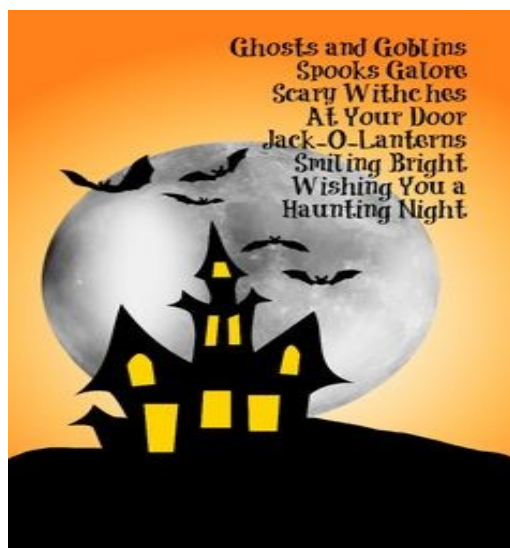
THE WALNUT COUNTRY HAUNTED HOUSE

This year the Board of Directors has planned a grand treat for your Halloween enjoyment... **Free Admission Tickets** to the fabulous Walnut Country Haunted House! Here's how it will work...

Each Walnut Country household will receive up to five complimentary tickets (for their household use only). The tickets will be available at the Clubhouse office starting October 1st. **The last day free tickets will be available is SUNDAY OCTOBER 22.** Anyone showing up the night of the shows without a ticket, including Walnut Country residents, will be asked to pay an admission fee of \$5.00.

6:00—7:00pm Lights On Show ——— 8:00—11:00 Lights Out Show

See you at the Haunted House!
October 27th + 28th



Treasurer's Report (Year To Date)

BALANCE SHEET as of August 31, 2017

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Current Assets

Cash Operating Acct.	\$557,222
Cash Reserve Acct.	2,371,636
Receivables	(6,460)
Prepaid Expenses	16,287
TOTAL CURRENT ASSETS	\$2,938,685

Current Liabilities & Capital

Liabilities	\$131,999
Reserves	2,364,910
Owner's Equity	329,466
Income	112,310
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,938,685

Year-To-Date BUDGET REPORT

	<u>Actual</u>	<u>Budget</u>	<u>Actual Over (or under) Budget</u>
Total Revenues	\$1,042,578	1,055,677	\$(13,099)
Operating Expenses			
Payroll/Benefits/Taxes	\$87,237	\$126,244	\$(39,007)
Management Expenses	123,657	123,896	(239)
Office Equip/Supplies	16,946	18,200	(1,254)
Professional Services	8,129	14,128	(5,999)
Facilities Repair/Maint.	168,073	176,376	(8,303)
Recreation	13,076	15,992	(2,916)
Utilities	120,553	130,000	(9,447)
Security Expenses	27,694	32,592	(4,898)
Insurance	37,280	42,704	(5,424)
Tax & Licenses	8,909	8,392	517
Capital Acquisitions	2,680	28,304	(25,624)
Reserve Expenses	197,040	197,040	0
Miscellaneous Expense	202	0	202
WCST Expenses	118,794	134,190	(15,396)
Total Operating Expense	\$930,270	1,048,058	\$(117,788)
 Net Income	 \$112,308	 \$7,619	 \$104,689

President's Corner – October 2017

Fellow Residents,

Our Cowell HOA Annual meeting has concluded and I am happy to share we have five incumbent Board members returning for the 2017-18 session. Our HOA President for the past eight years, Mark Weinmann, and the remaining board, have handed over the gavel to me to be your President. I am honored to serve and understand the huge responsibility that comes with this position. Appointed to the position of Vice President is Rich Ellenson, and to the position of Secretary/Treasurer is Donna Glover. Todd Peterson and Mark Weinmann will continue as incumbent Board members. While the Board can operate with five members, it is vital we fill the remaining two openings. If you have the time (just a few hours each month), and the desire to make a difference and contribute to our community, please reach out to the business office for more information about being a Board member – change doesn't happen without your involvement.

A big thank you goes to Donna Glover and her team for providing a fantastic Fall BBQ. The turnout of over 400 people enjoyed BBQ from Back Forty, snow cones, bounce houses, a magician, and plenty of games for the kids. Possibly the biggest hit of the day was the dunk tank and outgoing President Mark Weinmann volunteering his services as the target. Thank you to the handful of volunteers that helped out to make sure the event was a success. As mentioned many times in the past, these events don't just happen without our own residents helping. Stay tuned for our upcoming events including the CHOA Haunted House, and Winter Holiday Celebration.

Speaking of contributing to our community, we still have opening in several committees. Architecture, Safety & Security, and Activities, all can use fresh new additions to ensure we operate at maximum efficiency. Contact the business office for details.

At our recent Town Hall, we announced two petitions that have been created to address specific critical issues in our neighborhood, Traffic Safety and Street Repair and Maintenance. Please take the time to participate in these petitions. Your voice is important and together we hope to impress upon the city of Concord the need to address these vital issues. Please see your most recent eSignal for direct links to sign the petitions.

Lastly, I am excited for the next year and the plans to continue improvements to our community to make it a safe and desirable place to call home. Please take the time to attend our monthly Board meetings, or any of the committee meetings to hear what's going on in the Crossings.

Barry Collins, President

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.

If you have a tracking number, you can add/alter the delivery options. You can request that parcels be left behind a gate if there is no one to receive the parcel.

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.

- UPS Customer Service
1970 Olivera Rd.
Concord, CA 94520
- FedEx
115 Center Ave
Pacheco, CA 94553
- US Post Office
4494 Treat Blvd
Concord, CA 94521

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



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

WHAT TO DO FOR YOUR PET IN THE EVENT OF A DISASTER?

Have you thought about what special needs your pet might have and how you could reduce stress on your pet? We will offer suggestions on what to do and how to prepare your pet for a disaster. A FREE session on "Emergency Pet Preparedness" will be given on October 7th from 1:00 pm to 3pm by Carmen Estrada in the Business Office.

Carmen Estrada is a member of Concord CERT (Community Emergency Response Team) and CART (Contra Costa County Animal Response Team). She will demonstrate and explain what you need on hand before an emergency arises along with what to do for animals during and after an emergency.



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...

October 10: "Death At La Fenice
by Donna Leon

November 14: "Ordinary Grace"
by Wm. Krueger

December 19 "The Little Paris Bookshop"
by Nina George

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



Halloween

Tonight is the night
When dead leaves fly
Like witches on switches
Across the sky,
When elf and sprite
Flit through the night
On a moony sheen.
Tonight is the night
When leaves make a sound
Like a gnome in his home
Under the ground,
When spooks and trolls
Creep out of holes
Mossy and green.



VIEW FROM THE CLUBHOUSE

"...But the Raven, sitting lonely
on the placid bust, spoke only
That one word, as if his soul in
that one word he did outpour.

Nothing further then
he uttered –
not a feather then he
fluttered –
Till I scarcely more
than muttered

'Other friends have
flown before –
On the morrow he
will leave me,
as my hopes have flown before.
Then the bird said
'Nevermore.'



Edgar Allan Poe

**Happy
Halloween**

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Recreation, Preschool & Communications News

WALNUT COUNTRY PRESCHOOL

Fall is in the air! Our students are settled into their school routine and are looking forward to learning about the fall season, pumpkins, celebrating Halloween and visiting with the Fall Fairy at the end of the month. We would like to invite the CHOA community to join us for our first “Dine & Donate” restaurant night on **October 19th from 4-8pm** at **Chipotle** located in the shopping center at Treat Blvd and Oak Grove. You can effortlessly help us raise money for our wonderful school just by mentioning Walnut Country Preschool at checkout that evening!

Stay tuned for future updates on fundraising efforts as well as what our kids are learning about and doing as we head into holiday season!

You may contact the school at (925) 798-9686 or at wcpreschool@astound.net for further information.

WHAT A WONDERFUL FALL/BACK TO SCHOOL BBQ!

More than 400 people attended this year's event - a 33% increase compared to last year. Attendees enjoyed catered food, arts & crafts, cornhole, two bounce houses, a magician, and a dunk tank (highlighted by outgoing CHOA President Mark Weinmann's soaking).

Despite a very low volunteer count, the event went off without a hitch thanks to Activities Committee Chairperson Donna Glover, Clubhouse Director Andy Steinberg, the Clubhouse staff (Stephen, Justin and Nathan), CHOA VP Barry Collins, and the energetic group of volunteers.

Nearly 25% of those who RSVP'd for the event did not show. Please update your RSVP for our CHOA events so that your fellow residents may participate and not miss out when a spot becomes available.

COOKING UP SAFETY IN THE KITCHEN

The kitchen is the heart of the home. It's where families gather to cook favorite recipes, share warm meals, and reconnect with each other, ***it's also the location where two-thirds of all home fires start. Identify and correct potential hazards in your kitchen before someone gets hurt!***

Kitchen Safety Menu: (See insert for further information pertaining to safety measures in the kitchen)

- Keep your stove and oven clean. Clean the exhaust hood and duct over the stove regularly.
- Keep the cooking area around the stove/oven clear of combustibles, such as towels, napkins, and pot holders.
- Plug countertop appliances into GFCI-protected outlets.
- Locate all appliances away from the sink.
- Keep appliance cords away from hot surfaces like the range or toaster.
- Unplug the toaster and other countertop appliances when not in use.
- Make sure there is room behind the refrigerator for air to circulate.
- Vacuum refrigerator coils every three months to eliminate dirt buildup that can reduce efficiency and create a fire hazard.
- Even a slight shock from a major appliance can indicate an extremely hazardous wiring condition. Turn the power to the appliance off at the circuit breaker. Do not touch the appliance until it has been checked by a licensed, qualified electrician.

This fire prevention message is brought to you by your CHOA Safety and Security Advisory Committee in collaboration with Electrical Safety Foundation international - ESFi.

Walnut Country Signal

SENIORS' POTLUCK DINNER

All Things Italian is the theme for the Wednesday, October 11th potluck dinner at 5:30pm You're invited to share a glass of wine and a plate of luscious Italian dishes with the group in the Clubhouse.

If you would like to attend as a first-time guest, please call Ken Cellini, Leader (925-798-7839), before October 4th to reserve your seating, and to get a food assignment.

New members are always welcome!



I ♥
italian
food

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For more information

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



Advertisements

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