

THE CROSSINGS The Signal

DECEMBER 2017

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www.walnutcountry.com

WALNUT COUNTRY APPAREL

(see page 7)

Haunted House Volunteers

(see page 6)

SAFETY & SECURITY

(see page 4)

EAST POOL RENOVATION

The start of work on the East Pool reconstruction has been rescheduled to mid December. Demolition of the deck by the paver company was delayed so as to be closer to the January 18 start of work on the pool and its plumbing by the pool company. The demolition will be loud at times, but there is no way around that. The entire area will be secured with locked fence and gate at all times, and safety will be the top priority. Mark your calendars, as we are still planning on a grand reopening Memorial Day weekend. BTW - the new deck pavers will be the same make and style as those at the West Pool, but a bit lighter in color.

TENNIS BACKBOARD UPDATE

Replacement of all the plywood on the tennis backboard has been completed. We used an expensive marine grade of plywood to better hold up in wet weather, and with regular, simple maintenance it should last for many years. Replacement of the asphalt will take place in January, but please don't let that hold you back from hitting balls (tennis balls ONLY, please) until then. You will want your strokes to be perfect in time for the summer.

NEW SECURITY COMPANY

On December 12 you will begin to see a new security company patrolling the Crossings. After interviewing many different security companies over the past year, the Board signed a contract with **First Security Services** to conduct five nightly patrols of the Association. As with our former security company, GSG, First Security's job will be to help protect the Association's assets - the Clubhouse, Business Office, Preschool building, tennis courts, pools, playgrounds and greenbelt. Your Safety and Security Advisory Committee drew up a patrol itinerary that best utilizes First Security's time while on site, and the Board will receive daily reports of their patrols. Please remember that First Security, like GSG before them, will not be patrolling all of our streets. The security of your home is still your own responsibility. And, as before, if you see a crime in progress or any other type of emergency, call 911, not First Security. For calls to security until and including December 11, please call GSG Security at 855.371.5300.

From December 12, call First Security at 800-400-1110.

WALNUT COUNTRY NEW YEAR'S EVE PARTY

Presented by CHOA Board of Directors & Activities Committee
Sunday, December 31st at 8:00pm to 1:00am
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 and champagne.



New Year's Eve party evite address is:

<http://evite.me/bSdUMhKHry>



Treasurer's Report (Year To Date)

BALANCE SHEET as of October 31, 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	<u>2,907,182</u>

Current Liabilities & Capital

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

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

President's Corner – December 2017

Fellow Residents,

As we near the end of 2017, projects are in full swing. The “tennis wall” has been replaced, the east pool renovation has begun, and the electronic key fob process is underway. It's an exciting time around the Walnut Country! We should be ready for an exciting spring season with new and updated amenities.

At the last Board of Directors meeting the decision was made to terminate the services of our existing security company, GSG. After an exhaustive search for many months and interviewing many different security companies, the Board has entered into an agreement with First Security Services, Inc. Our new security company has been provided with the new goals and expectations for patrol service that had been developed by the Safety & Security Advisory Committee to best suit the needs of the association and its residents. Higher visibility and better monitoring of our assets is our top priority. Lastly, as the change takes place and signage around the community for security is updated, please check your phones in case you have the old security number programmed. The HOA will make every effort to have a smooth transition and provide new emergency contact sheets with the updated security phone number.

The last two CHOA sponsored events for the year are the Winter Holiday Celebration and New Year's Eve Party. Early sign ups for these are encouraged as they are very popular with our residents. Check the Signal, eSignal and Clubhouse for more information.

It's hard to believe the holiday season is here already. It seems like we just took down our holiday lights last month (for some that's true!). The holiday season is a good time to remind ourselves what a great community we live in and how blessed we are for everything we have. Here's wishing you a very happy and safe holidays and New Year!

Barry Collins - President



FROM THE COWELL HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS, COLLINS MANAGEMENT & STAFF

*** SAFETY & SECURITY ADVISORY COMMITTEE ***

Holiday Mail and Package Thefts

Tis the season not only for good cheer, but unfortunately for mail and package thefts as well. The Post Office has a free program where they will send you an email with scanned pictures of the letter-sized envelopes that will be delivered to you that day. This could prove invaluable if you suspect that mail has been stolen from your mailbox.

Registering for this service is easy. Simply go to this web address: <https://informedelivery.usps.com/box/pages/intro/start.action>. And they will take you through the process.

And if you don't want your mail to be stolen in the first place, please consider installing a locking mailbox, as many of your neighbors already have. There are many such mailboxes available on the internet. Let's make the Crossings less of a convenient target for mail thieves.

For packages, 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, FedEx, Amazon Locker and the US Post Office all offer this service. Or have them delivered to where you work.



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
First Security	800-400-1110
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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4400 CORKWOOD COURT

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.

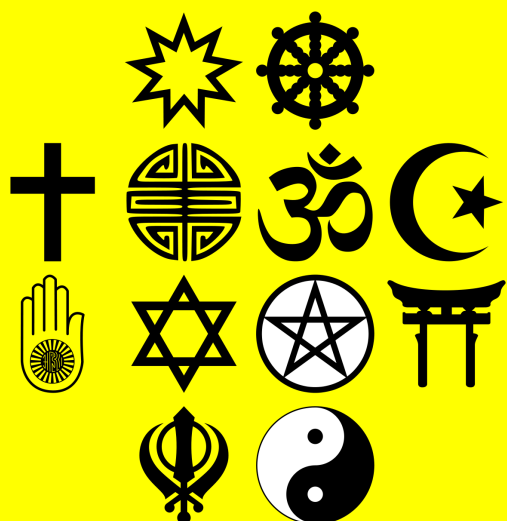
The following books have been chosen by Book Club members for...

December 19 "The Little Paris Bookshop"
by Nina George

January 16 "Mastering the Art of Soviet Cooking" by Anya Von Bremzen

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

NEXT MEETING: TUESDAY JANUARY 16th



*Peace On
Earth*

VIEW FROM THE CLUBHOUSE

It's been a great year here in the Clubhouse. Lots of new families moving into our community in 2017, bringing along with them their amazing diverse cultures. Definitely a trademark of our community. 2017 also saw many upgrades to the clubhouse facility. A brand new air hockey game and new foosball table were purchased within the last six months. In addition, we brought in a new vending machine company to supply all those wonderful treats so many of the kids enjoy. Clubhouse use has picked up bringing in new people and added association income. And the addition of a well attended Hula and Tahitian dance class, established by resident Larry Jong, is keeping the Clubhouse a-movin' and a-groovin' every Wednesday. Beginning January 9th will see a resumption of Jessica Ward's always popular yoga class.

You might be wondering what we have in store for the Crossings residents in the upcoming year... Well, how about a water aerobics class? We received such a robust reception when it was announced late in the swim season (unfortunately, too late in the swim season) we thought that if we could plan ahead this year the class will become a reality. As our modus operandi if enough people want it, we will try to make it happen. Billiards tourney? Ping Pong league? Game night? Whatever it is, drop us a line and we'll give it a whirl.

Joyeuses Fetes, Felices Fiestas, Maysaya Pista Opistal, Hau'oli Lanui, Jie Ri Yu Kuai, Sarbatori Fericite ...and...

Happy Holidays!

Andy Steinberg
Clubhouse Supervisor

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Recreation, Preschool & Communications News

WALNUT COUNTRY PRESCHOOL

We are coming into the holiday season and it will be a special time for our students at Walnut Country Preschool as we learn about different traditions all around the world to celebrate the season, as well as a visit from jolly ol' St. Nick at our holiday parties in each of our classes.

We would like to invite all prospective students and families join us for our **OPEN HOUSE** on **Thursday, January 11, 2018 from 7-8pm**. We encourage you to register early as space is limited and classes fill up quickly. Currently enrolled students, alumni and families are always welcome as well!

Our next **"Dine & Donate"** event will be held all day **December 14th** at **Panda Express** at the Clayton Rd. and Ygnacio Location. We love to see members of the community supporting us! Don't forget to mention Walnut Country Preschool while you are there!

THE 2017 HAUNTED HOUSE VOLUNTEERS

To all of the wonderful and talented Walnut Country/The Crossings volunteers —

The entire community thanks you for everything you did to make this Halloween Haunted House the most successful Haunted House ever!

All of you were great and very much appreciated

Thank you, Thank you, Thank you!!!



Walnut Country Signal

SENIORS' POTLUCK DINNER

"A Festive Dinner" is being planned on Wednesday, December 6th! The dinner will be held in the Crossings Clubhouse at 5:30 p.m. (NOTE: the date for the December Potluck has been changed to the first Wednesday of the month.

If you would like to attend please call Ken Cellini at 925-798-7839, before 12/1/17 to reserve your seat and to get a food assignment.

Next Month: The potluck will be held on Wednesday, January 10th.



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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



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