

THE CROSSINGS The Signal

JANUARY 2018

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WALNUT COUNTRY APPAREL

(see page 7)

WCST CHILI COOK-OFF

(see page 6)

SAFETY & SECURITY

(see page 4)

First Semi-Annual Regional HOA LEADERSHIP MEETING

On December 14, the Presidents and Vice Presidents and/or Managers of Limeridge, Montecito, Crystal Ranch, Live Oak and Cowell HOAs met in Cowell's Business Office for the first of hopefully many more semi-annual meetings. The purpose of the meeting was to discuss common issues, such as security companies, pools, vendors, working with the City of Concord and police department, etc. The regional supervisor of our new security company was there as well to answer any questions, as 3 of the HOAs present use their services and the other 2 are considering contracting with them. We hope to get greater security visibility and responsiveness with this many communities involved. The next meeting is tentatively scheduled for mid-June.

FIRST SECURITY SERVICES Phone Numbers

Our new security company has three phone numbers that will all get to their dispatch office: 877-900-1110, 800-400-1110 and 800-894-1111. We mention this in case you see more than one number associated with this company. The only one you need to really know is 877-900-1110. This is the number on the recently installed signs throughout the property.

WINTER PROJECTS UPDATE

Clubhouse Tower: The windows at the top of the tower were leaking. Scaffolding was installed and most of the paneling around the windows was replaced. What the contractor found was dried caulking, inadequate flashing, rotted paneling and boards and newer paneling installed over older rotted boards. They found no rotted framing. They replaced all of the paper as well and installed proper aluminum flashing.

East Pool: The concrete decking is gone, replaced by dirt. The area is secured and Adams Pool is scheduled to begin trenching and re-piping on January 18. Pavers will then be installed in place of the concrete deck (just like at the West Pool) and the pool will be replastered with new coping and tile. Grand re-opening is scheduled for Memorial Day weekend.

Tennis Backboard Area. The backboard plywood has been replaced. If the weather holds, the asphalt will be replaced the second or third week of January.

Main Pool deck area and black fencing painting project is scheduled to begin in January.

Electronic Access: The project to install electronic gate openers for all 4 pool gates and 3 tennis court gates is well underway. Check the E-Signal and greenbelt kiosks for information about the distribution to residents of fobs that will open these gates. We hope to have the system operational by the end of February.

Main Pool Heater Replacement: The worn-out second heater for the Main Pool will be replaced by the end of February.

Convex mirrors at the NW corner of the dog park - opposite Indigo Court. These were installed to help those exiting Indigo to better see traffic coming from both sides. These mirrors join those previously installed opposite Camstock Court and Arrowwood Circle.

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Treasurer's Report (Year To Date) **BALANCE SHEET as of November 30, 2017**

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Current Assets

| | |
|-----------------------------|------------------|
| Cash Operating Acct. | \$445,193 |
| Cash Reserve Acct. | 2,383,408 |
| Receivables | (7,595) |
| Prepaid Expenses | 27,986 |
| TOTAL CURRENT ASSETS | 2,848,992 |

Current Liabilities & Capital

| | |
|--|--------------------|
| Liabilities | \$106,965 |
| Reserves | 2,314,014 |
| Owner's Equity | 329,503 |
| Income | 98,510 |
| TOTAL CURRENT LIABILITIES & CAPITAL | \$2,848,992 |

Year-To-Date BUDGET REPORT

| | <u>Actual</u> | <u>Budget</u> | <u>Actual Over (or under) Budget</u> |
|--------------------------------|--------------------|------------------|--|
| Total Revenues | \$1,377,965 | 1,400,623 | \$(22,658) |
| Operating Expenses | | | |
| Payroll/Benefits/Taxes | \$114,090 | \$160,243 | \$(46,153) |
| Management Expenses | 169,697 | 170,357 | (660) |
| Office Equip/Supplies | 23,156 | 25,025 | (1,869) |
| Professional Services | 11,821 | 19,426 | (7,605) |
| Facilities Repair/Maint. | 225,145 | 242,517 | (17,372) |
| Recreation | 21,682 | 21,989 | (307) |
| Utilities | 169,649 | 179,625 | (9,976) |
| Security Expenses | 38,452 | 44,814 | (6,362) |
| Insurance | 49,178 | 58,718 | (9,540) |
| Tax & Licenses | 8,909 | 11,539 | (2,630) |
| Capital Acquisitions | 18,958 | 38,918 | (19,960) |
| Reserve Expenses | 270,930 | 270,930 | 0 |
| Miscellaneous Expense | 202 | 0 | 202 |
| WCST Expenses | 157,588 | 166,184 | (8,596) |
| Total Operating Expense | \$1,279,457 | 1,410,285 | \$(130,828) |
| Net Income | \$98,508 | \$(9,662) | \$108,170 |

President's Corner – January 2018

Fellow Residents,

As we end 2017 it was particularly nice to see the festive holiday spirit all throughout Walnut Country. It seems we had more and more homes decorated and lit up for the holidays than ever before! If you had a chance to go by the Clubhouse, you will have seen the new holiday decorations the association purchased and proudly displayed.

As mentioned in our town hall meeting earlier this year and in prior Signals, there will be no increase to our dues for 2018. However, you will see many changes around our community. The south slope continues to be landscaped in the stages the board approved in the general plan in 2015. The East Pool is well into its renovation and seems to be on schedule for a grand re-opening in time for the warm weather. Key fobs will be ready shortly as we near the completion of the key to fob exchange for our pools and tennis courts. Please stay tuned for information on when and how to get your new key fob.

Mark your calendar for March 31, 2018 for our second annual Spring Festival and Safety & Security Fair. Last year's turnout of nearly 500 people enjoyed Easter egg hunts, bounce houses, games, and many other fun events. The Safety & Security Advisory Committee will again have our first responders and emergency preparedness partners attending and participating. Be sure not to miss this educational and fun event.

We are approaching our first completed month with our new security company, First Security Services, Inc. So far they have met our expectations of patrol services to all specified areas. All signage in the community has been changed with the new emergency call number. It would be good to put this number in your cell phone should you have the need to call. (877) 900-1110

Want to know about what's going on around Walnut Country? You can attend any one of our committee meetings and hear the latest news or share a comment. Whether it's Landscape, Safety & Security or Architecture, each of these committee meetings begins with a homeowner forum to give you the opportunity to talk directly with the volunteers who run these committees. And of course, there is the monthly Board of Directors meeting that always welcomes homeowners to hear how this community operates and gets things done!

Have a Happy and Safe New Year!

Barry Collins - President

*** SAFETY & SECURITY ADVISORY COMMITTEE ***

Fire Escape Planning for Older Adults

Fire escape plans should be updated regularly to address changes that can occur as we age, such as decreased mobility, hearing or eyesight. Once the smoke alarm sounds, you may only have a few minutes to get to safety. Everyone needs to have a fire escape plan. Use these tips to help ensure your plan is up-to-date.

Involve all family members in revising your fire escape plan.

Walk through your home and note any possible exits including windows.

Draw a floor plan of your house and mark two ways to escape from each room.

Consider whether older adults should sleep in a ground floor bedroom to make escape easier.

Make sure that doors and windows leading to the outside can be opened easily.

If an older adult uses a walker or wheelchair, check all exits to be sure they can fit through doorways.

Make any necessary accommodations such as providing exit ramps and widening doorways to facilitate an emergency escape.

Ensure doorways, hallways, and stairs are clear of furniture and clutter that could become an obstruction during an emergency.

Utilize battery-powered lights to illuminate paths of exit, or have flashlights readily available.

When possible, a responsible family member or caregiver should be assigned to assist the elderly or persons with mobility issues who will need assistance to escape.

Contact your local fire department's non-emergency line and explain your special needs for fire escape planning, asking them to keep your special needs information on file.

Check to make sure your house number is easy to see from the street so emergency personnel will be able to find you quickly.

This fire safety message is brought to you by your CHOA Safety and Security Advisory 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 |
| First Security | 800-900-1110 |
| 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 |

Automated External Defibrillator (AED)

The AED machine is up and running in the clubhouse office. If an occasion should arise that it is needed, the clubhouse staff is trained in its use. In case of an emergency call 9-1-1 first. The clubhouse office number is 925-825-0250.



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...

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

February 20: "Georgia" by Dawn Tripp

March 20: "The Little Sister" by Raymond Chandler

ALL ARE WELCOME TO JOIN US IN THE
CLUBHOUSE @ 6:30PM
NEXT MEETING: TUESDAY February 20th



*** WE'RE IMPRESSED ***

4492 Sweet Shrub
4491 Leatherwood
4483 Hock Maple

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

Thank You

VIEW FROM THE CLUBHOUSE

With the coming of a brand new year I believe now is a good time to share the thanks to the people and groups that make the Crossings what it is... a community and a home...

First off, I would like to thank the unsung, behind-the-scenes folks that work hard to make your lives easier... Bill Allen, Stephen Sulyma, Nathan Shaver, Justin Cellini and Rod Glover. These five people keep the clubhouse clean, organized and humming like a well oiled machine. Next is Pat Magee, the man of untold patience and vast knowledge of how a well-run homeowners association should work. Then there are the 60+ volunteers that step up every month and get the newsletter to your doorstep. Thank you!!!

Without the following group of people the Crossings would not be what it is today; a great place to call home. Many thanks to the Board of Directors, (Barry Collins, Rich Ellenson, Donna Glover, Todd Peterson and Mark Weinmann), the Landscape Committee, the Architecture Committee, Safety and Security Advisory Committee and the Walnut Country Swim Team Committee. I am amazed at their dedication to you and the community as a whole. If you haven't noticed, the value of your homes has gone up at least one hundred thousand dollars in the last 3-5 years. This is not just because the economy is doing well. It is also due to the hard work and dedication all the above people have put in to make it happen.

So, here's to a great 2018!

Andy Steinberg
Clubhouse Supervisor

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Recreation, Preschool & Communications News

WALNUT COUNTRY PRESCHOOL

January is another busy month at preschool! We will be learning about all things winter, including having "snowball fights" and "ice skating" at school. We will also be learning about Dinosaurs and start our letters of the week this month!

Save the Date for our **Open House January 11th** from 7-8pm and find out all about registering for the next school year. Our next "Dine and Donate" fundraiser is **January 23rd** at Panera on Treat Blvd. & Bancroft. We look forward to you joining us!

WALNUT COUNTRY SWIM TEAM CHILI COOK-OFF FUNDRAISER

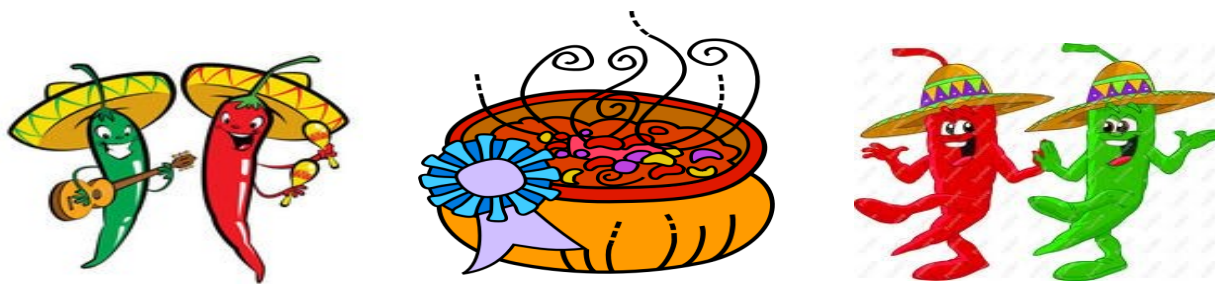
Please join us on January 28th for the 4th Annual Chili Cook-off fundraiser benefiting the Walnut Country Swim Team. This event is open to all neighbors, friends, and family - the more the merrier!

Entry is \$10 for adults for All You Can Eat Chili, cornbread, and soda \$5 for kids (pizza or chili). Drinks will be available for purchase.

Join in the fun and enter your award winning chili recipe for a chance to win prizes and 2018 Chili bragging rights.

To enter the Cook-Off please email: wcstfundraiser@walnutcountry.com

Email soon - we always have GREAT participation and we want to hold your spot! PLEASE INVITE FRIENDS, NEIGHBORS AND FAMILY. This is a fundraising event so hope to see you there!



CHOA WINTER TENNIS LEAGUE SCHEDULES

Men's 4.0 schedule: Dave Murray, Captain

January 21, January 28, February 11, February 25, March 4.

Matches will be played on Sundays. Warm up starts at 10:30am. Play should be done by 1pm. Practices will be held on Wednesday nights from 6 to 8:30 pm.

Women's Mixed 55+ schedule: Lynn Deckert, Captain

January 13, January 20, January 27 and February 24.

Matches will be played on Saturdays. Warm up starts at 11:30am. Play should be done by 2pm.

Practice will be held on Thursday nights from 6 to 8:30pm.



Walnut Country Signal

SENIORS' POTLUCK DINNER

The group will be wishing you a Happy New Year at this month's potluck. Our next culinary adventure will be held on Wednesday, January 10th! in the Crossings Clubhouse at 5:30 p.m.

If you would like to attend please call Ken Cellini at 925-798-7839, before 1/3/17 to reserve your seat and to get a food assignment.

Next Month: The potluck will be held on Wednesday, February 14th. Bring your sweetie for a Valentine's Day shindig!



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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 sizes small to XL - \$15



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