

# THE CROSSINGS The Signal

## FEBRUARY 2018

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**SPRING FAIRE  
COMING MARCH 31st**

**WALNUT COUNTRY SWIM TEAM  
ICE CREAM SOCIAL**  
(see page 6)

**SAFETY & SECURITY**

(see page 4)

### PROJECTS UPDATE

Along with the updates below, we are including the budgeted costs.

**Clubhouse Tower Waterproofing:** The job is complete at a cost of \$4,255.

**East Pool Rebuild:** By the time you read this the pool plaster, tile and coping demo should be complete. Trenching, re-piping and coping installation should be complete by mid-February. Deck pavers will then be installed, followed by replaster. Total cost of the project, including New pump motor, plumbing, electrical and pavers is budgeted for \$168,000.

**Main Pool Deck Area and Metal Fence Painting:** Should be mostly complete when you read this. Budgeted cost is \$25,000.

**Tennis Backboard Court Asphalt Replacement:** Asphalt has been replaced - will be painted in April. Budgeted cost is \$30,000. Backboard plywood has been replaced at a cost of \$11,000.

**Electronic Gate Access:** Mostly complete - Activation set for Early March. Total budgeted cost, including fobs and electrical is \$55,000. Main Pool Heater Replacement. Nearly complete at a cost of \$8,755.

With the exception of the Electronic Gate Access, all payments will come from Reserves.

### Coming Soon...Electronic Key FOB Access to Facilities

For many years, access to our tennis courts and pools has been through the use of a physical key to open the gate. With the need for better access control, the Board approved the installation of an electronic key fob system. Why? Key fobs and electronic gates allow for us both to control who has access (through deactivation of fobs for those no longer here) and to know whose fobs are being used to access the gates. These changes will allow CHOA to increase security for all who live here. The system will also be easier to use as well. You only need wave the key fob in front of the reader on the gate and it will open.

Installation of the new system is nearly complete and we will soon begin the process of issuing key fobs to residents. Here's what you need to know about the new system:

- All pools and the tennis courts will use the new system for access. You will retain your current physical pool key as it will be the only way to access the dog park.
- Each homeowner-occupied residence will be issued two key fobs at no charge. A home occupied by renters will also be issued two fobs, but will require a security deposit of \$300 (same as for physical keys). **No other fobs may be purchased – two fobs per house .**
- If you lose or misplace a fob, a replacement may be issued for \$10. The fob being replaced **will** be deactivated.

Beginning Saturday, February 17<sup>th</sup>, you may pick up your key fobs at the Business Office. After February 17<sup>th</sup> you may pick up your key fobs at the Clubhouse office. Key fobs will **NOT** be mailed under any circumstances. Both the new key fobs and your current physical key will allow you to access the facilities during an "overlap" period; this will last until Monday, April 2<sup>nd</sup> when the keys will no longer work. Any access to the pools and tennis courts will require the use of the key fob.

You may pick up your key fob beginning February 17<sup>th</sup> as follows:

- Bring your picture ID to the Business Office on February 17 or the Clubhouse Office after that.
- Once your identity is verified, we will validate whether you are a homeowner or renter based on our records. If you are not listed as the owner or as the renter of record, no fobs will be issued and you must contact the General Manager.
- If the above criteria is met, your two fobs will be issued (renters will also provide a \$300 deposit unless one is already on file for your physical key deposit). 24 hours will be required to activate the fobs.

We encourage you to act early and obtain your fobs before the April 2<sup>nd</sup> deadline when keys will no longer work. If you haven't picked up your fobs by this time, you won't be able to access the gates until you do so.

## Treasurer's Report (Year To Date)

### BALANCE SHEET as of December 31, 2017

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#### Current Assets

Cash Operating Acct.	\$473,672
Cash Reserve Acct.	2,340,913
Receivables	(5,975)
Prepaid Expenses	20,351
<b>TOTAL CURRENT ASSETS</b>	<b><u>2,828,961</u></b>

#### Current Liabilities & Capital

Liabilities	\$8,8481
Reserves	2,312,913
Owner's Equity	329,,503
Income	98,064
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b><u>\$2,828,961</u></b>

#### **Year-To-Date BUDGET REPORT**

	<u>Actual</u>	<u>Budget</u>	<u>Actual Over (or under) Budget</u>
Total Revenues	\$1,489,094	1,512,925	\$(23,831)
Operating Expenses			
Payroll/Benefits/Taxes	\$123,125	\$171,574	\$(48,449)
Management Expenses	186,344	185,836	508
Office Equip/Supplies	30,369	27,300	3,069
Professional Services	14,317	21,200	(6,883)
Facilities Repair/Maint.	241,512	264,561	(23,049)
Recreation	24,478	24,000	478
Utilities	176,724	189,500	(12,776)
Security Expenses	42,830	48,900	(6,070)
Insurance	56,813	64,062	(7,249)
Tax & Licenses	8,909	12,600	(3,691)
Capital Acquisitions	32,162	42,457	(10,295)
Reserve Expenses	295,560	295,557	3
Miscellaneous Expense	202	0	202
WCST Expenses	157,584	165,379	(7,795)
<b>Total Operating Expense</b>	<b>\$1,391,029</b>	<b>1,512,926</b>	<b>\$(121,897)</b>
 Net Income	 \$98,065	 (1)	 \$98,066



Pat Magee, General Manager

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

### President's Corner – February 2018

Fellow Residents,

Welcome Mitch Kopp to the CHOA Board of Directors. Mitch will be a valuable addition to our board. He brings a wealth of experience, knowledge, and passion to an already terrific board. Mitch and his family have been Crossings residents for 23 years. Welcome Mitch!

While winter is certainly not over yet, the recent warmer weather has our residents out in their yards catching up on some maintenance and landscaping projects. As we get closer to spring time and we begin thinking about projects and other major renovations to our homes, it is a good time to remind everyone that certain projects require prior approval from our Architecture Committee. If you are considering making any visible changes, such as Painting, removing or replacing landscape, fencing, hardscape, drive-ways, etc., you will need to submit an application prior to beginning your project. This application can be found on our website, or at the business office. Our General Manager is available to answer any questions you might have pertaining to our CC&Rs and Architecture guidelines.

On a very serious note, homelessness in Contra Costa County has been a growing issue for many years. Recently, it has come to our attention that several homeless camps have been found in the nearby vicinity of Walnut Country. In fact, there have been signs of camps within our community, including the greenbelt. If you come across anything that appears to be a homeless camp, please report immediately to the business office. Please do not approach anyone or take matters into your own hands. Please do not attempt to clean up the area and dispose of items yourself. The HOA has been instructed to simply report what has been found and leave the rest up to the City of Concord, that has the resources and safety equipment to handle the cleanup. Your personal safety is most important, so please leave it to the authorities.

Please mark your calendar for our first in a series of Safety & Security related seminars designed specifically for our residents. The first event ***Sound the Alarm, Save a Life*** seminar is scheduled for March 18<sup>th</sup>. Stay tuned for details on how to RSVP for this important and valuable seminar sponsored by American Red Cross and Contra Costa County Fire Protection District.

Next HOA board meeting is February 22<sup>nd</sup>.

See you then!

Barry Collins, President

\*\*\*\*\*

### COMMON AREA LANDSCAPING ANNOUNCEMENT

Per CHOA Rules, please **DO NOT** attempt to remove, trim or cut any plant, bush or tree on the Common Area. If a common area plant, bush or tree is causing you problems, call Pat at the Business Office 687.9961. Invariably, when a Homeowner has attempted to "fix" or "improve" said flora, the results are far less than satisfactory and there is often a cost to the Association to have the damage mitigated. Such actions by homeowners or residents will result in disciplinary actions

## \*\*\* SAFETY & SECURITY ADVISORY COMMITTEE \*\*\*

### Contra Costa Fire Protection District and Red Cross to present free **FIRE SAFETY SEMINAR** March 18th

- Are you prepared in the event of a catastrophic or home fire emergency?
- Do you have an emergency "Grab & Go" kit for the members of your household?
- For how many days are you prepared to survive without any help?
- Do you have an escape plan in the event of a house fire?
- Does your family have an agreed-upon meeting place and local and out of area contacts in the event of an emergency?
- Do you have smoke and carbon monoxide alarms in your home? Do you know where they should be installed? Do you know how often they should be tested?
- Do you know how to turn off the gas to your house in an emergency?
- What about pets? How would you protect them?

Please join us at the Clubhouse on Sunday, March 18, from 2-3:30pm for the first of four free yearly safety seminars "Sound the Alarm", presented by the Contra Costa Fire Protection District and Red Cross. Additional information and an Evite registration address will be published in an E-signal and the March Signal.

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### **DOG INFLUENZA**

The San Francisco SPCA announced that cases of dog flu had been confirmed in the Bay Area, and encouraged dog owners to contact their veterinarians if their pets display symptoms of the virus. California is one of several states that has reported outbreaks of dog flu, also known as canine influenza, over the past several months.

There is a vaccine available to protect against both known strains of dog flu, H3N2 and H3N8. It is recommended for anyone whose dog spends time around other dogs—at dog parks or a boarding facility, for example—to talk with their veterinarian about the vaccine.

### **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 [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com).

### **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

### **FIRST SECURITY SERVICES**

Our new security company has three phone numbers that will all get to their dispatch office: 877-900-1110, 800-900-1110 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.





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](mailto:info@berkshire-books.com) or call the Clubhouse at 925-825-0250.

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

February 20: "Georgia" by Dawn Tripp

March 20: "The Big Sleep"  
by Raymond Chandler

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



**\* WE'RE IMPRESSED \***

*4412 Spoonwood Court*

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

*Thank  
you*

### VIEW FROM THE CLUBHOUSE

## The Lost Dr. Seuss Poem



### **I Love My Job!**

I love my job, I love the pay!  
I love it more and more each day.  
I love my boss, he is the best!  
I love his boss and all the rest.

I love my office and its location. I hate to have to go on vacation.  
I love my furniture, drab and grey, and piles of paper that grow each day!  
I think my job is really swell, there's nothing else I love so well.  
I love to work among my peers, I love their leers and jeers and sneers.  
I love my computer and its software; I hug it often though it won't care.  
I love each program and every file, I'd love them more if they worked a while.

I'm happy to be here. I am. I am.  
I'm the happiest slave of the Firm, I am.  
I love this work. I love these chores.  
I love the meetings with deadly bores.  
I love my job - I'll say it again - I even love those friendly men.  
Those friendly men who've come today, in clean white coats to take me away!!!!

*Andy Steinberg  
Clubhouse Supervisor*

PS: I really do love my job.

### CALLING ALL SIGNALS!

We recently compiled all of the Signals we could find into a collection spanning the mid-seventies to the present. If you would ever want to get an idea of the history of the Crossings, there is no better way than to read the Minutes and Signals. We have all of the Minutes ever created here in the Business Office, but we are missing all of the Signals from 1980 to 1989. If you have any of those issues, please bring them by the Business Office so we can add to the collection. If you would like to peruse old Signals or Minutes, you can do so any time the Business Office is open.

## Recreation, Preschool & Communications News

### WALNUT COUNTRY PRESCHOOL

January was full of learning about the winter season and dinosaurs. Now our students will look forward to Celebrating Valentine's Day and friendship at Walnut Country Preschool!

Thank you to all who have participated in our 'Dine and Donate' restaurant nights! Our next event will be Wednesday, February 28<sup>th</sup> from 11:30am - 9:30pm at Round Table Pizza on Treat & Oak Grove. We look forward to seeing you for lunch or dinner!

Registration is now open for the 2018-2019 school year. If you know a child who would love to learn with us call us (925) 798-9686.

\*\*\*\*\*

**What better way to spend the summer  
than to be part of the Walnut Country Swim Team!**

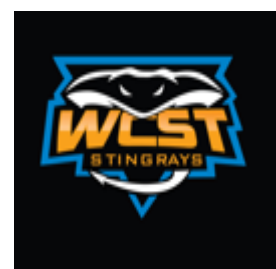
You are cordially invited to the WCST

### Ice Cream Social

Saturday March 3rd 2-3:30pm

Registration begins in February! Preseason starts Monday April 9th

For more information go to: [www.wcstingrays.com](http://www.wcstingrays.com)



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### CHOA WINTER TENNIS LEAGUE SCHEDULES

**Men's 4.0 schedule:** Dave Murray, Captain

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

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.



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### NEW YEAR'S EVE PARTY WRAP-UP

Over 130 residents rang in the New Year rocking and rolling with DJ Curtis. There were lots of fun and plenty of laughs for everyone throughout the night. Thanks to Marilyn Jong Low for capturing the evening and posting over 60 pictures to the Walnut Country Facebook page. The highlight of the evening was the photo booth where over 400 photos were captured. Residents enjoyed plenty of props to create a festive mood for a souvenir postcard. You can view the Photo Booth pictures on the following link:

<http://www.djcurtisentertainment.com/photobooth-pics.html>

## Walnut Country Signal

### SENIORS' POTLUCK DINNER

"Hearts, Flowers & Chocolate" is this month's potluck theme for Valentine's Day.

Bring your sweetie for a Valentine's Day treat- ie!

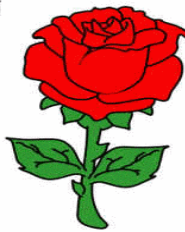
If you would like to attend please call Ken Cellini at 925-798-7839, before February 7th to reserve your seat and to get a food assignment.

Next Month: The "Irish Spring" potluck will be held on Wednesday, March 14th.



#### Roses are Red

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Violets are blue.  
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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



## The Signal

is delivered to 1062 homes in our development.

**Advertise your business in our newsletter!**

1/4 page ad = \$95 per month

1/8 page ad = \$50 per month

Inserts = \$75.00 per month + printer fees

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For more information

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