

THE CROSSINGS The Signal

JUNE 2018

Visit us online!
www.walnutcountry.com

Concert on the Belt
(See page 5 & flyer insert)

Earthquake Preparedness Seminar
(See page 4)

Swim Meet Schedule
(see page 5)

Board Of Director Elections!

Election season is coming up, and with that comes a new opportunity to affect change at a local level, or in this case, at the community level. If you've ever wanted to see something in this neighborhood change, the best way to do that is by running for a seat on the Cowell Homeowners Association Board of Directors. Ballots will be mailed out to residents in August, and if you plan on running, you must announce your candidacy no later than July 15th. If you are interested in running for the board, please contact the business office at (925) 687 - 9961 or by emailing: businessoffice@walnutcountry.com.

Serving on the board requires a commitment of about 7-12 hours a month. It is strongly recommended that you attend at least 2 full Board meetings prior to the election so you can get an idea of the Board member's responsibilities and time commitment involved. These are volunteer positions with no remuneration of any kind so only members in good standing are eligible to serve. No special knowledge or training is required; just a passion for keeping this neighborhood the best place to live in Concord.

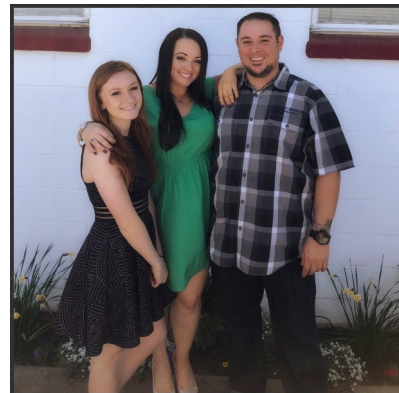
INTRODUCING OUR NEW PROPERTY MANAGER!

Hello there...my name is Rhiannon Harris but everyone calls me 'Rhi'. I am very excited to get to know the association and all of its wonderful residents.

I have been in Property Management for the last 15 plus years starting as an on-site Bookkeeper in a rental community to working at a corporate level in the office. For the last several years I have been a Portfolio Manager managing as many as 13 different Homeowners Associations at once, varying from single family homes, condos, planned developments and business offices. I come to you with a lot of experience and ideas!

I was born and raised here in the Bay Area. I am a mother of a beautiful teenage daughter. I enjoy spending time with my family, going on Harley rides with my fiancé', working out, camping & boating during the summer months and spending time in the snow during winter. I absolutely LOVE turtles and relaxing near the ocean rain or shine.

I am extremely excited to be your new General Manager and look forward to not only getting familiar with the property but also every single one of you as well. Please feel free to drop by the business office to say hello!



EAST & WEST POOLS ARE NOW OPEN!

As of May 26th, both of the side pools have been opened for the summer, including the newly renovated east pool. All three pools are open seven days a week from 7AM to 8PM, until Monday June 11th where we will switch to our summer hours, extending the pool hours to 9PM.

The swim team will be continuing to host their afternoon practice from 3PM to 8PM at the main pool, until June 11th, where they will switch their practice times to 7AM to 12PM. While they are practicing, they have exclusive use of the main pool and kiddie pool, so we encourage residents to swim at one of the side pools during those times. Additionally there will be days when the swim team hosts home meets at the main pool, impacting pool availability and parking around the clubhouse. A full schedule of their meets and events can be found on page 6, on the pool page at our website Walnutcountry.com, and will be posted at the main pool gates.

Treasurer's Report (Year To Date)

BALANCE SHEET as of April 30, 2018

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Current Assets

Cash Operating Acct.	\$582,367
Cash Reserve Acct.	\$2,170,486
Receivables	(\$4,799)
Prepaid Expenses	\$35,169
TOTAL CURRENT ASSETS	\$2,783,222

Current Liabilities & Capital

Liabilities	\$146,761
Reserves	\$2,118,523
Owner's Equity	\$405,541
Income	\$112,398
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,783,223

Year-To-Date BUDGET REPORT

	<u>Actual</u>	<u>Budget</u>	<u>Actual Over (or under) Budget</u>
Total Revenues	\$511,583	\$495,012	\$16,571
Operating Expenses			
Payroll/Benefits/Taxes	\$36,443	\$47,332	\$(10,889)
Management Expenses	62,039	64,332	\$(2,293)
Office Equip/Supplies	6,093	9,532	\$(3,439)
Professional Services	7,668	7,032	\$636
Facilities Repair/Maint.	\$79,410	\$88,060	\$(8,650)
Insurance	16,698	20,844	\$(4,146)
Security Expenses	11,138	16,132	\$(4,994)
Tax & Licenses	8,821	4,296	4,525
Utilities	28,698	40,996	(12,298)
Recreation	9,692	10,328	(636)
Miscellaneous Expense	313	796	(483)
Capital Acquisitions	9,300	9,999	(699)
WCST Expenses	20,955	48,336	(27,381)
Reserve Expenses	100,984	100,984	(0)
Total Operating Expense	\$399,187	\$472,332	\$(73,145)
Net Income	\$112,396	\$22,680	\$(89,716)

President's Corner – June 2018

Fellow Residents,

Wine tasting fun! Our 8th annual wine tasting event was another major success according to the residents attending. This year's guests sampled wines from Australia and New Zealand. With a full assortment from Chardonnay, Shiraz, Pinot Noir to Merlot and Cabernet, we had it all covered. This year's appetizer included "shrimp on the barbie" and was a welcomed addition according to many. Nearly 130 residents mingled, tasted new wines and enjoyed the afternoon with fellow neighbors. The pouring was done by members of your board of directors. Special thanks go out to board members, activities director Donna Glover and the clubhouse staff for all the work in putting together an event of this size. The appetizer spread was amazing and the BBQ shrimp was done to perfection by Rod Glover!

On a separate note, this event had an Evite total 196 people and the reservations were closed as we met our maximum. With 130 people attending, the no-show rate was far too high, particularly since we turned away last minute requests to attend. Please take advantage of the Evite system that allows you to change your RSVP if your plans change.

Coming up next month is the deadline to submit your name for your candidacy for running for the Cowell HOA Board. The board currently has one opening, and will have an election for a total of four seats. If you want to contribute to our community please consider volunteering your time. The only experience needed is the desire to work with a team to enforce our CC&Rs and by-laws, and continuing to make this community a great place to live. Candidate forms and additional information can be picked up at the business office during our new hours of Monday – Friday 9am – 5pm. If you wish to reach out to any current board member to ask questions, you can do so via email on our Walnut Country website.

After months of construction, the east pool had its grand re-opening on May 26th. The board had a BBQ of hamburgers and hot dogs to celebrate this major project's completion. With the final signoff by the health department earlier in the week, we were cleared to open on schedule and just in time for swim season and warm weather. This completes two major pool projects in two years that should extend their life for another 30+ years. Also, at this BBQ, the board of directors took the time to wish outgoing GM Pat Magee happy retirement with cake, ice cream, and a retirement gift from the association. We all wish Pat the best as he hikes off into the sunset!

Next HOA board meeting is June 28th.

See you then!

Barry Collins, President

*** SAFETY & SECURITY ADVISORY COMMITTEE ***

EARTHQUAKE PREPAREDNESS EVENT!

According to researchers, we are overdue for major earthquake in California, and the chances that we will be hit by a magnitude 6.5 quake or higher in the next 30 years are very high. The best way to prevent damage to your property and your life is to be prepared for the next big one, and we here in The Crossings are doing what we can to get our residents ready. That is why Cowell Homeowners association along with our Safety & Security committee is proud to present our Earthquake Preparedness Event! We will be covering how to:

- Shut off your gas & electricity
- Protect your home
- Use a fire extinguisher
- Be a part of the Community Action Plan
- And much more

The event will be held in the **Crossings Clubhouse** on **Sunday June 10th**, from **2:00 PM - 3:30 PM**, residents can RSVP at: <http://evite.me/dMSKmaJPgV>



NO FIREWORKS IN THE CROSSINGS

With 4th of July coming up in a month, we would like to remind you that the Crossings as well as all of Contra-Costa County is a firework free zone. There are a number of displays happening within a short drive of our neighborhood, or can be seen from a high vantage point in the adjacent Lime Ridge Open Space. We are next to a large area of dead grass that is marked as a high risk for fire hazard which, if ignited, could cause serious damage to the surrounding area. Please celebrate responsibly.

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.

IMPORTANT TELEPHONE NUMBERS

POLICE (Non Emergency)	925-671-3200
First Security	877-900-1110
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

ELIMINATING THE CROSSINGS SHORTCUT

Because of our location, many people use our neighborhood as a shortcut to avoid Ygnacio Valley road during the morning commute hours. While we have taken measures to try to dissuade people from doing so, this has not have solved the problem of outsiders cutting through at dangerous speeds and driving through the fog lanes to go around the speed bumps.

This has been an ongoing battle that we are trying to win, but different solutions come with different drawbacks, and we want to chose the one that prevents cutters and speeders with minimal impact to residents. As of now, we recommend you contact the Concord Police department about the amount of people speeding through the neighborhood. In the past they have stationed officers ready to ticket people for speeding or rolling through stop signs after enough people made their voices heard.

Concord Police non emergency (925) 671 - 3200
Sgt. Penelope Cruz:

Stephen Sulyma, 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...

June 19: "The Killer Artist"
by Daniel Silva

July 17: "When the Floods Came" by Clare Morrall

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

I  **Book Club**

SWIM TEAM EXCLUSIVITY DAYS

The Swim team has exclusive use of the main pool, kiddie pool and pool deck on the following days, we encourage residents who wish to swim to use the East or West Pools.

Swim Meets & Events

Wednesday May 30th 4:00 PM to 9:00 PM

Wednesday June 13th 4:00 PM to 9:00 PM

Saturday June 23rd 6:00 AM to 1:00 PM

Wednesday July 11th 4:00 PM to 9:00 PM

Wednesday July 18th 4:00 PM to 9:00 PM

Friday July 20th 12:00 PM to 9:00 PM

Saturday July 21st 7:00 AM to 9:00 PM

Wednesday July 25th 4:00 PM to 9:00 PM

Sunday August 26th 4:00 PM to 7:00 PM

Practice Times

May 22nd to June 8th

Monday – Friday 3:00 PM to 8:00 PM

June 11th to August 10th

Monday – Friday 7:00 AM to 12:00 PM

September 4th to November 9th

Monday – Thursday 3:30 PM to 7:00 PM

VIEW FROM THE CLUBHOUSE.

How do you do fellow neighbors,

Summer is finally upon us, and you know what that means, its finally shorts weather! As someone who prefers to let their calves breathe, I'm excited to hang up the long pants for good until the fall season, and bust out my summer collection.

As much fun as it's been working with Pat Magee over the past few years, I'm sad to see him go, but glad to know that he's going to enjoy his retirement. If you haven't gotten chance to make your way down to the business office and meet our new prop-rhi-ty manager, you should introduce yourself. I've been working with Rhiannon for the past couple weeks and she is eager to start getting her hands dirty. She brings with her a plethora of experience and has been coming up with new ideas to help modernize some of our more dated assets.

Finally, we have noticed an increase of accidents in the clubhouse bathroom, and nobody telling the staff about it. If you do have an accident in the bathroom, please let the clubhouse staff know about it. We would much rather prefer you tell us about a mess instead of us coming across it when trying to close the building down for the day.

Until next time,
Stephen Sulyma



CONCERT ON THE BELT!

Cowell Homeowner's Association is proud to present a brand new event, the Concert on the Belt featuring Crosstown 5. This brand new event is a summer celebration for all residents and guests to attend with no RSVP needed. The swim team will be selling food and drinks during the event, but feel free to bring your own food & drinks (Including beer and wine, but no hard liquor or spirits.) The concert will take place **Saturday, June 30th** from **6-8PM** on the back lawn behind the main pool deck. For more details, please see the flyer inset in this month's issue.



Recreation, Preschool & Communications News

WALNUT COUNTRY PRESCHOOL

We have had a wonderful year here at Walnut Country Preschool. We ended the year learning about camping, the beach, and summer fun and we'll celebrate the last day of school with a carnival!

All of us at Walnut Country Preschool thank you for your support at our Dine and Donate events this year, we really appreciate it! We wish everyone a safe and fun-filled summer and look forward to seeing new and returning families in September!

WALNUT COUNTRY SWIM TEAM REGISTRATION

The 2018 WCST season is ramping up for summer with over a month of practices under our belts and competitions now underway. We are always looking for our Walnut Country neighbors to join our swim team family! It's a great way to have fun and create long lasting friendships within our community. Registration is still open, so go to www.wcstingrays.com to sign up!



Love to play Poker? Come support your neighborhood swim team!

Please Join Us For WCST's Roaring 20's Casino Night & Silent Auction Fundraiser
Saturday, June 16th, 6:00pm - 11:00pm
Walnut Country Clubhouse

\$35 / person + \$15 to enter poker tournament

<https://www.eventbrite.com/e/wcsts-roaring-20s-casino-night-tickets-45886607077>

Contact wcstfundraiser@walnutcountry.com for more information.

WINE TASTING'S REDS, WHITES, AND BLUES

On May 20th we had our 8th Annual Wine Tasting featuring the wines of Australia and New Zealand, and we have heard nothing but positive feedback from all the residents who attended. The event could have only come together thanks to the organization and hard work of the Activities Committee Chair, Donna Glover. We would also like to thank all our volunteers and staff who ensured everything went smoothly; Board president Barry Collins, his wife Christie and our newest board member Mitch Kopp with their masterful pouring skills, and the Clubhouse Staff Justin Cellini, Jeffery Sauv , and Olivia Ward for all their help from start to finish.

However, there was one issue about the Wine tasting we would like to make known, and that was the no show rate. Events like the wine tasting that are held in the Clubhouse have to have limits on how many people can attend due to a combination of the events budget, and the maximum occupancy of the Clubhouse. While we typically average a 25% no show rate at most events, we were close to 40% for this last one. This is upsetting because we had to turn residents away from the event due to people signing up in larger numbers than we allowed, not bringing the amount of people they signed up for, or not showing up at all. If you have signed up for an event and later find out you will not be able to attend, please call the clubhouse and let someone know so we can remove you from the list and make more room for residents who want that space.

JOIN THE ARCHITECTURE COMMITTEE

We here in the Crossings are proud of the appearance of not only our facilities, but of the hard work that our homeowners put into the outside of their homes to keep them looking maintained and beautiful. This can only be done thanks to the volunteers on the association's architecture committee, which is now looking for one new member! There are no pre-requisites besides being a homeowner in the Crossings in good standings with the association, and having a passion for keeping our neighborhood looking primp, proper and pristine. Serving on the committee requires roughly 5-8 hours of time each month, including observing your assigned sector, using a provided tablet for submitting reports, and attending the monthly architecture committee meeting. This is a volunteer position with no compensation.

If you are interested in joining, please call or email the business office;(925) 687-9961 or businessoffice@walnutcountry.com

Walnut Country Signal

SENIORS' POTLUCK DINNER

"Summer Time" is the theme of the Wednesday, June 13th potluck.

Meet at 5:30 p.m. in the Clubhouse for dinner.
(The group meets the second Wednesday of the month.)

If you would like to attend as a first-time guest, please call Ken Cellini (925/ 798-7839). Call before 6/6/18 to reserve your seating and to get a food assignment.
New members are always welcome!

Next Potluck: Wednesday, September 12th.
(Summer break July & August.)

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**.

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