

THE CROSSINGS The Signal

July 2018

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Regarding the Recent Wildfire

June 29th was a very scary and potentially life threatening day for the Crossings, and certainly our neighbors at Montecito and Crystal Ranch. Wildfires threatened our security, personal belonging and our immediate lives. Fortunately, due to the outstanding job by Contra Costa Fire Protection, local law enforcement, Cal Fire, City of Concord Emergency Services, CERT, and the Red Cross, the Lime Ridge fire was contained to brush and vegetation only. No structures were damaged and no serious injuries.

The Crossings management team consisting of Rhiannon Harris, clubhouse staff and board members reacted quickly by reaching out to Montecito and Crystal Ranch and providing our clubhouse as a meeting point for evacuated residents. Water, food, and even diapers and wipes were made available to our evacuated neighbors. Additionally, there was ongoing communication between the Crossings and Councilmen Tim McGallian to insure all available resources was made available to our evacuated neighbors.

The key takeaway is, are we ready for an emergency that potentially could be as devastating as what we saw in Santa Rosa, Sonoma, and Napa last year? Please take advantage of the safety seminars put on by the Safety & Security Committee as these very same preparedness topics are addressed. The next seminar just happens to be wild fire safety preparedness, and we hope to see some of you there when it is held later this year.

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 two 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.

Make Your Voice Hear - Take the CHOA Survey

CHOA is conducting a quick survey to analyze some of our community's needs, desires, and opinions. The Board needs your feedback to make sure everyone continues to enjoy living in the Crossings and to entertain some possible ideas for the future. This is a great opportunity to let us know what you think!

To accomplish this, the Board asks that each household complete the following survey (link below) by July 16. Results will be shared at the Town Hall on Sunday, August 19, 2 - 4 pm, at the Clubhouse.

surveymonkey.com/r/choa2018survey

Treasurer's Report (Year To Date) **BALANCE SHEET as of May 31, 2018**

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Current Assets

Cash Operating Acct.	\$550,337
Cash Reserve Acct.	\$2,144,515
Receivables	(\$6,221)
Prepaid Expenses	\$30,414
TOTAL CURRENT ASSETS	\$2,719,045

Current Liabilities & Capital

Liabilities	\$131,469
Reserves	\$2,079,947
Owner's Equity	\$405,541
Income	\$102,088
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,719,045

Year-To-Date BUDGET REPORT

	<u>Actual</u>	<u>Budget</u>	<u>Actual Over (or under) Budget</u>
Total Revenues	\$629,431	\$618,765	\$10,666
Operating Expenses			
Payroll/Benefits/Taxes	\$45,779	\$59,165	(\$13,386)
Management Expenses	\$78,640	\$80,415	(\$1,775)
Office Equip/Supplies	\$10,830	\$11,915	(\$1,085)
Professional Services	\$8,648	\$8,790	(\$142)
Facilities Repair/Maint.	\$117,827	\$110,075	\$7,752
Insurance	\$21,454	\$26,055	(\$4,601)
Security Expenses	\$14,337	\$20,165	(\$5,828)
Tax & Licenses	\$8,821	\$5,370	\$3,451
Utilities	\$29,384	\$60,245	(\$30,861)
Recreation	\$15,023	\$12,910	\$2,113
Miscellaneous Expense	\$313	\$995	(\$682)
Capital Acquisitions	\$11,455	\$16,665	(\$5,210)
WCST Expenses	\$38,637	\$60,420	(\$21,783)
Reserve Expenses	\$126,230	\$126,230	\$0
Total Operating Expense	\$527,348	\$599,415	(\$72,067)
Net Income	\$102,083	\$19,350	\$82,703

Stay Cool



President's Corner – July 2018

Fellow Residents,

June 10th was our second quarterly Safety & Security seminar on Disaster Preparedness – Earthquakes. While the group was fairly small, the content was huge. The seminar was put on by committee member and resident Mike Hendershot, who is also a local C.E.R.T. volunteer. Mike was joined by fellow committee member John Earthy and together they reviewed the importance of proper preparedness. From emergency kits with all the essentials, to the importance of properly strapping your water heater and tall furniture inside the home, it was all covered. Easy to read booklets full of all the steps you need to take were handed out to all attendees. Living in the Bay Area, it is clear we all need to be prepared. Please keep an eye out for the next seminar in October that will focus on wild fire disasters and its potential impact on our community. The date will be announced soon.

The deadline for announcing your candidacy for Cowell Homeowners Association Board of Directors is July 15th. Volunteering your time is not only worthwhile, but also rewarding when you are a part of making this a great community. If a board position is not your cup of tea, perhaps committees like Architecture or Safety & Security would be a good starting point. We are always looking for talented giving members to participate.

As seen on the front page of this Signal, your BOD has put together a summer 2018 survey for all of our members to complete. In the last year many great suggestions have come forward to the Board for consideration and we'd like your input as the Board considers all of them. Please visit surveymonkey.com/r/choa2018survey and let us know your thoughts. Some of the topics covered will be existing amenities, new amenities desired, clubhouse usage, activity events (too many, too little), communication methods, etc. This is your opportunity to let us know how we're doing, as well as what focus and direction would you like us to move towards.

PG&E...yes, the work continues in our neighborhood. As difficult as it may be, the work is needed and the finished work when done will last for many years. Please slow down and be cautious while work is being completed. Safety for both our residents and the workers is important. We will continue to provide updates and the expected completion timeline as quickly as we receive the information.

Lastly, our association is looking terrific. Spring planting, spruced up yard work and overall good maintenance continues to make the Crossings the premier neighborhood in Concord...and maybe beyond!

Next HOA board meeting is July 26th.
See you then!

Barry Collins
President Cowell HOA

*** SAFETY & SECURITY ADVISORY COMMITTEE ***

FEEDBACK FOR THE CITY OF CONCORD

Traffic and auto safety issues on your mind? Do you routinely see violations that are a cause of concern for our neighborhood's safety? Well there is a person you can send all your concerns and issues to that will collect the information and monitor traffic complaints. Typically, increased patrols are assigned on an as needed basis and input from residents can be very impactful. Whether it's constant speeding, stop sign runners, or any other type of unsafe driving, we need to let Concord PD know. The frequent comments and request for increased patrols from residents will help identify neighborhoods that need the extra attention. Concord has some additional funding targeted for traffic safety and we want to make sure our voices are heard. Please email your concerns to:

adam.hart@cityofconcord.org.

Specific information regarding time and location of ongoing occurrences will be helpful. Be sure to always provide an address, or at minimum let them know you are a Walnut Country Crossings resident.

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
Sgt. Danielle Cruz	925-671-3200

PREVENTING VEHICLE BREAK-IN'S AND THEFT

There has been a number of vehicle break-ins in The Crossings over the last couple of years, affecting all corners of the neighborhood. The best way to prevent petty theft from your automobile is a combination of prevention, and dissuasion. Always lock your car when leaving it parked on the street or driveway, and do your best to keep any valuables either out of sight, or locked in your glove compartment. If you do have something stolen out of your car, please call the concord PD non emergency line and/or go down to the station to file a police report. Filing a police report is the easiest way to get your things back if they are recovered by the police department. One way to expedite the process of getting your recovered goods back is to keep a record of any serial numbers from your electronic devices. Take pictures and keep records of any barcodes and serial numbers of your phones, cameras, tablets, portable gaming devices, laptops or anything else that criminals can easily change the outward appearance of.

WHEN THERE'S SOMETHING STRANGE, IN THE NEIGHBORHOOD, WHO YOU GONNA CALL?

When something happens in our neighborhood it can be confusing to figure out who to call between the clubhouse, business office, security, and Concord PD. Because The Crossings is a mixture of public streets and private land, its important to call the right people to ensure that the correct response is taken. Below are some guidelines for helping figure out who to call.

- Call Security for: suspicious individuals on the greenbelt, pools, clubhouse, tennis/basketball courts, dog park, and other common areas.
- Call Concord PD for: suspicious activity on the individual courts, North and South Larwin, theft or damage to your property,

If you are threatened by anybody on either the common areas or the streets, and feel there is an immediate danger to yourself, others or your property call 911!

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.

Please note the date for the July meeting has changed to the 24th!

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

July 24: "When the Floods Came" by Clare Morrall

August 14: TBD

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

I Book Club

The Concert on the Belt Was a Smash Hit

Our First rendition of the Concert on the Belt was a huge success, with 300+ residents attending and enjoying the music put on by Crosstown 5! We've heard nothing but positive comments from all residents who attended, and we hope to make this an annual event going forward. We would like to thank all the board members and volunteers that helped set-up the stage, the Walnut Country Swim Team for selling delicious food, and the Clubhouse staff for helping with teardown & cleanup after the concert. If you have any feedback, suggestions, recommendations or concerns about the event, please email Recdirector@walnutcountry.com and we will take that into consideration for next years planning.

**VIEW FROM THE CLUBHOUSE.**

How are we doing Crossings crew?

Some of you might have noticed that on occasion one of the pools may be temporarily closed during its normal operating period. When this happens, it is because the chemicals in the pools need to be balanced due to the concentration being either too high or too low, or an issue with the filtration pump not working. As a result, we have to close the pool due to health code regulations, until the pool is back to the correct levels and pumping water. We monitor and take measurements of each pool multiple times daily to ensure that they are up to par for residents to swim in, and if they are imbalanced we immediately send either myself, or our pool service company to come correct the problem. If the pool is closed due to this, we encourage residents to either come back once the levels are balanced or to use either of the other two pools in the meantime. We try our best to keep every pool open and thanks to the monitoring of our pool openers and lifeguards, are quick to correct the issues so that everybody gets to swim as much as they can. Our top priority is always resident safety and keeping in compliance with all laws and regulations that come with operating community pools.

Be on the lookout for sign ups for our next big event the Back to School BBQ in next month's issue.

Stay frosty,

Stephen Sulyma
Clubhouse Supervisor



• **WE'RE IMPRESSED ***

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4394 N. Canoe Birch Court

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

Thank You

Recreation, Preschool & Communications News

WCST Stingrays News for July

We're reaching the peak of the summer and Walnut Country has the Stingray Fever! Lots of fast swimming is happening at the main pool with tons of pop times, personal best races and updates to the record board. Even our 3 & 4 year old Little Rays have shown great improvement moving along the water. Go Stingrays!

Looking for ways to support our neighborhood swim team? Sponsor a swimmer for our Lap-A-Thon Fundraiser, reach hundreds of families by advertising in the Crossings Challenge program, stop by a home swim meet to pick up dinner or just make a donation to our team! Proceeds go to purchasing much needed equipment and supplies that help our team be competitive and fun, creating great summer memories and life long friendships for our swimmers. Go to www.wcstingrays.com to find out more. Electronic donations & payments can be made by clicking on the "PayPal Payments" button. Make sure to choose "Friends & Family" when you submit. Thank you for supporting WCST, your local neighborhood swim team!

Mark Your Calendar-WCST Important Dates

Swim Meet: Wednesday, July 11

Swim Meet: Wednesday, July 18

Crossings Challenge: Friday, July 20 & Saturday, July 21

Lap-A-Thon Fundraiser and Family Fun Meet: Wednesday, July 25

Dine & Donate @ Jack's Urban Eats: Tuesday, July 31



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 two new members! There are no pre-requisites besides being a homeowner in the Crossings in good standing 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

The Importance of House Numbers

All across the world address numbering is the successful system in which we use to identify our homes. Nowadays we don't seem to display our house numbers as much as we used to and this may be due to technology changing, allowing us to find properties easier. However, there are important aspects to consider when it comes to displaying your numbers for people to see clearly. Here are just a few reasons as to why it is important.

1. **Emergency Services:** It's a scary thought that in an emergency, if they cannot find you, that is vital time you are losing. Emergency services do struggle with finding house numbers from a street view and it is highly difficult to see at night.
2. **Postman:** This makes our mail carrier's job a little easier. Our mail will come right to our door and not left at our neighbors or redirected anywhere else.
3. **Deliveries:** Just as above with the mail service, it gives our delivery drivers a bit of help finding us whether it's a parcel or take out. Our deliveries will be on time (well most of the time).
4. **Friends & Family:** Whether you have just moved in or having guests over for a visit, it is just as important for them to find your house easy too. Especially if they arrive at night.
5. **Home Services:** Nowadays we can arrange for different services to come to our homes to clean the car, deliver medical prescriptions, clean our homes and more. Some service companies may charge if they fail to locate your home.

Your house numbers should be displayed on the house, on the mailbox or on the curb. The color of the numbers is also important; you need it to be visible. Placing lightly colored numbers on a darker colored background make the numbers easier to be seen from the street. Instead of using stickers, try to use numbers made of brass, acrylic, metal or other materials that will give it a more visible but elegant look.

Walnut Country Signal

Senior's Potluck Dinner

The group is taking a summer break during the months of July and August to accommodate the youth swim team. There will be no dinners during these two months. However, the group will resume on **Wednesday, September 12th, 5:30 P.M.** (the second Wed. of the month), in the Crossings Clubhouse.

New members are always welcome!

For information: Call Ken Cellini (925/ 798-7839).

Have a good
Summer!

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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**

Or Email

Recdirector@walnutcountry.com

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