

Fire Safety Seminar
(Page 6)Pest Control in the Greenbelt
(Page 4)Shellbark Signal Rep Needed
(Page 7)**CHOA BOARD OF
DIRECTORS ELECTION.**

This year we have four board member seats coming up for re-election. The candidates this year are:

Marc Buchanan
Donna Glover (Incumbent) Todd Peterson (incumbent) Dave Stelter
Mark Weinman (Incumbent)

The voting process has changed slightly since the previous election, as approved by the community last year. Each household receives four votes, and may cast one vote per candidate. Write-in candidates are no longer allowed. Homeowners will receive a voting package by mail that will include the candidate bios, instructions for voting and a prepaid envelope to place your secret ballot in and mail to Collins Management. You may also drop your envelope off at the Business office. All votes are due by **Wednesday, September 26th at 5:00PM** and we encourage every homeowner to vote in this year's election.

**Annual Town Hall & Meet the Candidates**

Our annual town hall and meet the candidates day is coming up on **Sunday, August 19th from 2:00 PM to 4:00 PM**. At this meeting you will hear from our current board of directors about the status of the different committees, survey results, and upcoming projects going on in the development. We will also touch on the recent wildfire that took place on June 30th and will have more details about the results of that incident, as well as a follow up wildfire safety seminar that will be taking place on October 14th.

Along with that, there will be time for the candidates up for election this term to introduce themselves and speak on why they are running for the board of directors. Attendance is free for all residents and no RSVP is necessary.

Comeback to the Back to School BBQ

With the summer quickly coming to a close, we would like to take this opportunity to start inviting residents to the **CHOA Back to School BBQ on Saturday, September 15th from 11:00 AM to 3:00PM**. This is one of the largest events we put on every year and is a great chance to say goodbye to the summer with good food, great company, and a whole slew of activities including bounce houses, games, the return of the dunk tank, and brand new this year will be a residential bake off! If you've ever wanted to compete in the Great British Bake Off but thought a trip to the UK was too far away, this is a great chance to score some brownie points in the convenience of your own backyard and see which Crossings chef reigns supreme. RSVPs will begin on **Wednesday, August 8th**, you can use the newly created link below to sign up for this and all future events.

www.walnutcountry.com/RSVP

Treasurer's Report (Year To Date)

BALANCE SHEET as of April 30, 2018

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Current Assets

Cash Operating Acct.	\$555,144
Cash Reserve Acct.	\$2,134,189
Receivables	(\$6,525.25)
Prepaid Expenses	\$26,074
TOTAL CURRENT ASSETS	<u>\$2,708,882</u>

Current Liabilities & Capital

Liabilities	\$144,845
Reserves	\$2,072,883
Owner's Equity	\$405,541
Income	\$85,613
TOTAL CURRENT LIABILITIES & CAPITAL	<u>\$2,708,882</u>

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over (or under)
Total Revenues	\$756,129	\$742,518	\$13,611
Operating Expenses			
Payroll/Benefits/Taxes	\$53,051	\$70,998	(\$17,947)
Management Expenses	\$110,362	\$96,498	\$13,864
Office Equip/Supplies	\$14,925	\$14,298	\$627
Professional Services	\$8,763	\$10,548	(\$1,785)
Facilities Repair/Maint.	\$135,780	\$132,090	\$3,690
Insurance	\$25,794	\$31,266	(\$5,472)
Security Expenses	\$16,237	\$24,198	(\$7,961)
Tax & Licenses	\$8,821	\$6,444	\$2,377
Utilities	\$53,004	\$79,494	(\$26,490)
Recreation	\$20,357	\$15,492	\$4,865
Miscellaneous Expense	\$313	\$1,194	(\$881)
Capital Acquisitions	\$11,455	\$19,998	(\$8,543)
WCST Expenses	\$60,180	\$72,504	(\$12,324)
Reserve Expenses	\$151,476	\$151,476	0
Total Operating Expense	\$670,518	\$726,498	(\$55,980)
 Net Income	 \$85,611	 \$16,020	 \$69,591

President's Corner – July 2018

Fellow Residents,

Mark your calendars for Sunday August 19th for our town hall and meet the candidates' forum from 2:00 pm – 4:00 pm in the Clubhouse. In addition to meeting the candidates running for open board positions, highlights from the just completed Cowell HOA member's survey will be made available. The survey was full of questions about our community and provided you an opportunity to let us know your feelings about what you like and dislike. There are over 1,300 comments submitted by members who took the survey that covered a wide range of topics. Please take the time to participate in this town hall and to hear the latest and greatest of what's going on in our association. There will be an open session for some Q & A towards the end.

The 3rd quarter Safety & Security Advisory Committee seminar is Sunday, October 14th from 2:00 – 4:00 pm in the Clubhouse. This timely seminar is entirely focused on wildfires, prevention ideas, preparedness plans should a wildfire endanger our community again. As we have recently seen, this is not a far off thought, but in fact an all too real life event that could devastate a community and take lives. As of this writing, there are dozens of fires in California that are destroying property and taking lives. This seminar will be extremely informative and put on by the experts in the fire safety field. Please make every effort to attend this event.

As mentioned earlier, we have an election just around the corner. All members will be receiving ballots in the mail in the next week with a brief description of the candidates running for open board positions. Please take the time to evaluate the candidates and place your votes for the four (4) open spots. Results of the ballots will be revealed at the annual membership meeting in September.

What's up next? After the town hall and the annual meeting, the Fall BBQ is next! Join us on September 15th from 11:00 – 3:00 pm on the Greenbelt. Please be sure to RSVP for this very popular event.

As we get ready for back to school, please be aware of increased traffic on our streets during school and commute times. Stop signs, traffic calming "bumps" and speed limits are meant for our safety. Please take your time and ensure our streets and children are safe.

Next HOA board meeting is August 23rd.
See you then!

Barry Collins
President Cowell HOA

*** SAFETY & SECURITY ADVISORY COMMITTEE ***

WILDFIRE SAFETY SEMINAR

Wildfires are a serious threat in California, and with one recently happening in our own backyard, now is the best time to learn what to do when the next one comes. Cowell homeowners Association will be hosting a free Wildfire Safety Seminar on **Saturday, October 14th** from **2:00PM - 4:00PM** at the **Clubhouse**. We will have a presentation detailing what you need to know and how to react to the next wildfire.

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.

GREENBELT PEST CONTROL

We have noticed an increase of pests in the Greenbelt this month, including gophers, opossums, skunks and yellow jackets. While there's only so much we can do to remove these wandering insects and animals, there things you can do to discourage them from loitering around your property. Most of these pests are scavengers, so covering and securing trash cans, and making sure not to leave any food out is key. These pests are looking for easy sources of food and the more they can find around your property, the more they are going to stick around. We have hung several yellow jacket traps around the western side of the Greenbelt, but if you notice an abundance in your area, consider buying or making traps of your own. Skunks are nocturnal creatures, so please be weary when walking the Greenbelt at night. If you do come across a skunk, remain calm, and slowly back away until at a safe distance. Skunks aren't naturally aggressive, but will spray if they are startled or feel threatened. If you have a deck in your front or back yard, make sure it is sealed up to prevent animals from nesting under your property. There has been instances of foxes nesting under homes in the area, which due to their protected status, are unable to be removed, and must be left alone until they leave on their own.

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

Leash Laws in the Crossings

Here at the Crossings, we are happy to have such a wonderful place to go for walks with our dogs. As a friendly reminder to all the owners of dogs, please make sure your Fidos, big and little, are leashed in all common spaces, and specifically along the Greenbelt and park area. The only place you may unleash your dog is at the dog park located at the east end of the Crossings. Specific details about our leash laws can be found in your "CHOA Rules Booklet" toward the top of page 26. In addition, please remember to use the provided doggie bags for pickup to help keep our community well kept, and your neighbors from stepping in something. If you come across a dispenser that is out of bags, please contact the business office and we will have someone refill them as soon as we can.

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...

August 21: The Dictionary of Mutual Understanding by Jackie Copleton

September 18: Chasing Klondike Dreams by Marc Kaplan

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

I 
Book Club



• **WE'RE IMPRESSED ***

4396 N. Spoonwood Court
4494 Hock Maple Court
4497 Silverberry Court
4491 Barberry Court
4488 Sweet Shrub Court
4417 Shellbark Court

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

Thank You

VIEW FROM THE CLUBHOUSE.

Hey hey Walnut Country

The summer months are coming to an end and hopefully so will this sweltering heat. The fall is always such a busy time around here for us in the Clubhouse as we are starting to prepare for both the Back to School BBQ and the Haunted Clubhouse. The Haunted Clubhouse has been tradition in the neighborhood for decades and I'm honored that I get to continue the legacy. One thing that we do need for the Haunted Clubhouse is volunteers to help setup, tear down, and most importantly, scare the pants off all who come through. If you're interested in Volunteering for the Haunted Clubhouse, be on the lookout in next month's issue where we will have all the dates and times for meetings, setup, costuming and cleanup days. The actual Haunt will take place on **Friday and Saturday, October 26th and 27th**, with the lights on friendly tour from **6:00 PM - 7:00 PM** and the lights off scary tours from **8:00 PM - 10:00 PM**.

Make sure to sign up for the BBQ to ensure you can get a meal ticket. The sign up link can be found on the front page of the signal and on our website www.walnutcountry.com/RSVP

Stephen Sulyma
Clubhouse Supervisor

**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 10–8pm 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



Recreation, Preschool & Communications News

WALNUT COUNTRY SWIM TEAM NEWS

The month of July was jam packed with tons of swim meets and fun events. WCST competed in the 2-day Devil Mountain Pentathlon in Clayton with some great races, 18 of our swimmers receiving top awards and a final team standing of 2nd overall. The following weekend WCST hosted 8 teams with a total of approximately 500 swimmers at our traditional Crossings Challenge Invitational, the Stingrays' biggest fundraiser of the year! It was an all-hands on deck meet where our families really demonstrate the spirit and camaraderie of recreational swimming all while having fun too. The Stingrays managed to finish up our season with a dual meet record of 5(W)-2(L) for 3rd place in our league, so check out our latest trophies on display at the main pool!



These first two weekends in August finds WCST wrapping up our competitions with the biggest championship meets of the year: the City Meet Championship and Contra Costa County Championship. Don't be surprised if orange and blue streamers consume your swim neighbor's yard (they've been STUNG) or you happen upon sightings of "Good Luck WCST" signs throughout the neighborhood. The Stingrays are pumped up and our spirit is high...so join us as we cheer on our team - LET'S GO WALNUT COUNTRY!

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 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

SHELLBARK SIGNAL REP NEEDED

The Signal is hand delivered to each and every house in the crossings by residents just like you. We are looking for a new block rep to deliver the newsletter for the houses on Shellbark court. If you live on or near Shellbark Court and would like to volunteer to deliver the Signals, please call (925) 825-0250 or email recdirector@walnutcountry.com

CLUBHOUSE SUMMER HOURS

We are experimenting with extending the hours of the Clubhouse during the summer to try and accommodate those who are home more. We are now open at **10:00AM Monday–Saturday!** Someone will be in the office during that time to assist residents with badges, keys, rentals and all other Clubhouse functions. The summer hours will extend through September and beginning October we will return to opening at 12:00PM.

Walnut Country Signal

SENIOR'S POTLUCK DINNER

The group is taking a summer break during the month of August to accommodate the youth swim team. There will be no potluck dinner during August. 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!

MEMORIAL BENCH ON THE GREENBELT

Is there someone in your life you would like to honor with a memorial bench in the Greenbelt? Why not leave a long lasting mark in our neighborhood by purchasing a memorial for a beloved family member or friend for all of the community to appreciate and pay honor to.

For more information you can stop in to see Rhiannon Harris in the Business Office, or you can call her at 925-687-9961. Thank you!



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**

Or Email

Recdirector@walnutcountry.com

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