

THE CROSSINGS The Signal

SEPTEMBER 2018

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www.walnutcountry.com

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HAUNTED CLUBHOUSE

The Haunted Clubhouse is back again for another year of shills and thrills. This year's event will take place on **Friday and Saturday, October 26th and 27th**. We do two different versions of the haunt; a lights on fun version for young children, from **6:00PM to 7:00PM** and the lights off scary show, from **8:00PM to 10:00PM**. (We will stop letting people get in line at 10:00PM but everyone already in line will get to go through.) All residents will receive 5 free tickets which can be picked up in the Clubhouse in the weeks leading up to the event. Additional tickets can be purchased either at the Clubhouse or at the door for \$5 each. Please note that the last day to pick up your free tickets is **Sunday, October 21st**. We will also need volunteers to help setup, tear down and participate in the haunt itself. We will have two volunteer meetings (You only need to attend one) on **Monday, October 1st and Friday October 5th at 6:00PM** where we will go into further details about what volunteering entails. All volunteers must be at least 10 years old. If you have any questions or comments please call or email the Clubhouse for more information.



BOARD OF DIRECTORS ELECTION NOW BY ACCLAMATION

Election materials were sent to homeowners last month with five candidates running for four Board seats. With a board members resignation last month, there are now five open Board seats for the five candidates which means that all candidates will be seated as Directors; however, we still need your votes! Three of the Board seats will be for two-year terms, and two seats will be for one-year terms. The top three candidates by vote totals will receive the two-year terms, and the other two candidates will receive one-year terms. You may submit up to four total votes with no more than one vote given to a single candidate. Please submit your votes...they still count! Votes will be counted at the Annual Board meeting on **Thursday, September 27, at 7:00PM**.

BACK TO SCHOOL BBQ

Don't miss your chance to RSVP to the coolest event of the Fall; CHOA's Back to School BBQ, on **Saturday September 15th from 11:00AM - 3:00PM**. This free event for homeowners is a great way to send the summer off in style and welcome in the new season. This year's event is bigger than ever, with Back Forty catering the event again this year, bounce houses, shaved ice, dunk tank, arts & crafts, and featuring our first ever resident bake off! (A full details of the bake off rules can be found on page 6) Residents must RSVP by September 10th to ensure you get a meal ticket. A vegetarian option is available upon request, just let us know in the comment section of your RSVP. To sign up, please go the link below.

www.Walnutcountry.com/RSVP

SUMMER HOURS ENDING FOR THE SIDE POOLS AND CLUBHOUSE

Starting on **Tuesday, September 4th** the side pools and Clubhouse will end their summer hours. With this, the Clubhouse will be returning to its normal business hours of **12PM - 8PM Monday - Saturday, and 12PM - 6PM Sunday**. As well, due to the combination of the cold weather and Fall rapidly approaching, the East and West Pools will be closing for the year on **September 4th**. The main pool will remain open for residents into mid October, however, depending on the weather this is subject to change. There will be no swim team clinic this Fall, so the Main pool will be available for all residents from **7AM - 8PM** every day.

Treasurer's Report (Year To Date)

BALANCE SHEET as of July 31, 2018

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Current Assets

Cash Operating Acct.	\$562,478
Cash Reserve Acct.	\$2,103,929
Receivables	(\$7,907)
Prepaid Expenses	\$21,734
TOTAL CURRENT ASSETS	<u>\$2,680,234</u>

Current Liabilities & Capital

Liabilities	\$143,874
Reserves	\$2,073,305
Owner's Equity	\$405,541
Income	\$57,515
TOTAL CURRENT LIABILITIES & CAPITAL	<u>\$2,680,234</u>

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$883,931	\$866,271	\$17,660
Operating Expenses			
Payroll/Benefits/Taxes	\$77,012	\$82,831	(\$5,819)
Management Expenses	\$121,212	\$112,581	\$8,631
Office Equip/Supplies	\$16,909	\$16,681	\$228
Professional Services	\$9,344	\$12,306	(\$2,962)
Facilities Repair/Maint.	\$165,519	\$154,105	\$11,414
Insurance	\$33,420	\$36,477	(\$3,057)
Security Expenses	\$19,565	\$28,231	(\$8,666)
Tax & Licenses	\$8,821	\$7,518	\$1,303
Utilities	\$78,514	\$105,243	(\$26,729)
Recreation	\$22,021	\$18,074	\$3,947
Miscellaneous Expense	\$313	\$1,393	(\$1,080)
Capital Acquisitions	\$11,455	\$23,331	(\$11,876)
WCST Expenses	\$85,590	\$84,588	\$1,002
Reserve Expenses	\$176,722	\$176,722	\$0
Total Operating Expense	\$826,417	\$860,081	(\$33,664)
Net Income	\$57,514	\$6,190	(\$51,324)

President's Corner – July 2018

Fellow Residents,

Thank you to the residents that attended the town hall on August 19th. While the group was not large with only 50 members participating, the questions were terrific. The board covered projects completed in the past year and shared what is on the agenda for the next year. With all the major projects completed and a full slate for 2019, the CHOA Board of Directors were able to approve next year's budget while keeping the monthly dues the same. Many of these large projects are funded by your past assessments and are paid from reserves held specifically for these improvements and repairs. Our goal is to insure our association is kept in the best possible condition while being financially responsible with our reserve funds.

The town hall also provided an opportunity for members to be introduced to the new board that will be seated at the September annual meeting. Due to an election by acclamation, all board members running for open positions are automatically elected to the next board. Returning incumbent board members are Mark Weinmann, Donna Glover, and Todd Peterson. Marc Buchanan is returning to the board and newest member Dave Stelter will be rounding out the group.

Don't forget to RSVP to our next event. The Fall BBQ is just around the corner, September 15th from 11:00 am– 3:00 pm. You will need to RSVP in order to get your ticket for food. This is one of our biggest events of the year and is sure to be a great time. The BBQ is catered by Back Forty again, and this year there will be a dessert contest residents can enter. Tons of fun for kids both young and old! RSVP by visiting www.walnutcountry.com/RSVP

Wildfires are still a major concern, so much so, that the October 14th Safety & Security seminar is 100% dedicated to prevention and preparedness. Contra Costa Fire Protections and Fire Wise USA have a very special program planned for our association. This is likely to be a well-attended event so be sure to get there early. The seminar is in the Clubhouse from 2:00 – 4:00 pm. Please see the insert included in this month's Signal.

Next HOA board meeting is September 27th.
See you then!

Barry Collins
President Cowell HOA

*** SAFETY & SECURITY ADVISORY COMMITTEE ***

CHOA WILDFIRE SEMINAR

Have **YOU** taken the small yet critical prevention actions to protect your property from wildfires?

When large wildfires occur, often without warning, first responders may not always be able to get to your home in time. There are several proven small steps that you as a homeowner can take to protect your property from wildfires together with ongoing educational opportunities to keep you, your family, and our Crossings community as a whole informed.

Catastrophic wildfires have become the new normal in California, posing a threat to the Crossings and our neighboring communities, as we alarmingly experienced in the close-call wildfire on June 29, 2018.

Your CHOA Board of Directors has been working with its Safety and Security Advisory Committee to take important wildfire prevention actions. This recently included a successful comprehensive wildfire hazard assessment of all landscaping at The Crossings by Contra Costa County Fire Protection District - CCCFPD. The next critical prevention step is ensuring that you as a Crossings property owner, and your neighbors, have the knowledge and information so that you can perform the small yet critical prevention actions to protect your home from wildfires. As 'Smokey Bear' says about forest fires, the same must be said about wildfires: Only YOU can prevent your home from being destroyed by a wildfire.

It is important that you attend the Wildfire Seminar at the Clubhouse on Sunday, October 14, 2 - 4 PM. You will learn from fire professionals with considerable experience in fighting wildfires where lives and property have been lost, lives and property were saved! They will introduce a FREE ongoing program for you on how property owners and communities can take the small yet critical steps with their property to help prevent wildfire tragedies.

Concord Police Department will also present at the seminar and Terry Shimamoto, owner of NBS Insurance Agency will discuss wildfire insurance. Does your home insurance cover wildfires? Is it enough? Is it up to date?

We are expecting a large turnout for this wildfire seminar, seating at the Clubhouse is limited, so be sure to get there early for a good view.

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

BACK TO SCHOOL TRAFFIC AND YOU

Now that school season is back in full swing, so is the cut through traffic in our neighborhood. While we have requested increased patrols from Concord PD, we ask that all residents also do their part in keeping the Crossings safe by reporting reckless driving, while observing the laws and speed limits ourselves. We typically see speeding, running stop signs, illegal passing, and swerving into the fog lanes around the speed bumps. Report all these violations, and any others, to Concord PD (with license plate numbers if possible) via the Concord PD website, or telephone numbers provided above. We all need to do our part to keep our streets safe!



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...

September 18th: *The Dictionary of Mutual Understanding* by Jackie Copleton

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

I 
Book Club



- **WE'RE IMPRESSED ***

4652 Sugarland Circle

4488 Juneberry Court

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

Thank you

VIEW FROM THE CLUBHOUSE.

How are we, Walnut Country

Seven years, It's hard to believe that this September marks my 7th anniversary working for Walnut Country. It seems like only yesterday I walked into the lounge to interview with Thor and landed the position of Recreation Assistant. In the time that I've been here I've met countless residents, sold hundreds of badges and have watched the association continue to grow into what we are today. It's been a long road and it's weird to think I've spent over a quarter of my life working in such a wonderful job.

I'd also like to thank Mitch Kopp for his service on the board. While his tenure was short, he helped the swim team along in their 2018 season and pushed for opening the Clubhouse earlier in the summer. While we hate to see him go, I'm sure you'll still run into him on his daily rounds of the Greenbelt.

The Back To School BBQ is right around the corner, so make sure to RSVP before it's too late. We've got fun, food and games and like some of you, I'm going to do my best to try to win that first place apron in the new bake off.

So long for now,

Stephen Sulyma
Clubhouse Supervisor

**FRIENDLY REMINDERS:**

Street sweeping happens every **4th Monday** of each month. If you park on the street, please consider moving your car to the driveway or garage otherwise they will have to go around your parked car and miss sweeping the curb.

If you see any broken or damaged lights, take a picture with your phone of the number on the light and send an email with that information to us so we can get that repaired ASAP.

To prevent damage to your property, please do not feed the wild turkeys. If you see them on your lawn, keep scaring them away and eventually they'll learn they are not welcome.

Recreation, Preschool & Communications News

WALNUT COUNTRY SWIM TEAM NEWS

Please see the insert for a full review of the Swim team's season!

BACK TO SCHOOL BBQ BAKE OFF RULES

Who can enter?

Any and all residents are welcome to enter the bake off!! Kids and Adults of any age are welcome to participate. Both inexperienced and experienced bakers are eligible to enter, but all baked goods must be made in a home kitchen. Contestants may work individually or with a team. (Prizes will be awarded to 1 member/team only, NOT each individual)

What can I win?

Three finalists will be selected for each category. One finalist from each category, representing first place, will win a 1st place CHOA apron as well as a \$50 gift card. Those placing second and third place in each category will receive CHOA aprons representing their respective placement plus a \$25 gift card.

What are the Categories?

All baked entries must fit one of the two category descriptions.

Cake/Pie: This category is intended for baked cakes or baked pies. Cakes may be single or multi-layer. Pies may be fruit, custard or crème. Do not provide any dessert that required refrigeration.

Cookies/Dessert Bars/Others: This category is intended for baked cookies, dessert bars or others items.

How Do I Enter?

- Pre-registration forms can be completed and returned to the CHOA Business Office or Clubhouse Office.
- Registration is allowed day of event
- Check-in between 11:00am – 11:40am in the Dessert table area. Registration will **close exactly at 11:45** to allow judging to take place.
- Judging will start at 11:45 and prize announcements will take place at 12:30pm.
- Participants may enter any recipe and it does not need to be an original recipe created by the entrant. Recipes may come from cookbooks, magazines, websites, or any other means. Please bring a copy of your recipe.
- Submissions must be home cooked (not store brought)
- Please **DO NOT** submit anything that requires refrigeration as this event is held outside
- All entries are to be submitted as a whole (complete cake/pie, complete loaf, etc.) or in the quantity of a dozen or more. Desserts will be shared with residents after the judging has been completed.
- All entries are preferred to be submitted on a paper plate or recyclable container. In the case that it is not suitable for this, (ex. Baked fruit pies) all containers used to submit the entry are the responsibility of the entrant. It is the entrant's responsibility to pick up their container at the end of the event in the dessert table area. Any containers left afterward will be submitted to the CHOA Lost and Found located in the CHOA Business Office. CHOA will not be responsible for the distribution of your containers. In addition, all entries should be presented in a sealed container or in a new Ziploc bag with a twist tie.

How will Recipes be judged?

All entries must meet the requirement of the category entered. Recipes not meeting contest entry criteria will be disqualified. Entries will be judged in the following criteria with a possible maximum total of 30 points:

Appearance (maximum 10 points)

Taste (maximum 10 points)

Creativity (maximum 10 points)

If you're interested in being a judge for the dessert bake off, contact Stephen at the business office for more information.

How will Finalist be selected?

Judges are required to taste all entries. Each judge will complete a judging sheet which will indicate each entry's score. Each criterion will require a score of 1 to 10 dependent on that criterion. A combined score will be calculated to indicate final scoring placement.

When will Finalist be announced?

Selected finalist will be announced after the 30 minute judging period, representing an approximate time of 12:30 pm during the Fall BBQ event. All contestants are expected to be physically present for the announcement and accept their prize at the time. If the contestant is not present, they are automatically disqualified and the prize will go to the next selected entry.

Finalist will be photographed which may be used for a future CHOA Signal article.

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!

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Want to Rent the Clubhouse?

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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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