

THE CROSSINGS The Signal

NOVEMBER 2018

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www.walnutcountry.com

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Upcoming CHOA Events

We have two events coming up in December at the Clubhouse, the first of which is our Winter Holiday Celebration. Come welcome the winter holidays with your neighbors at the Clubhouse on **Sunday, December 9th** from **3:00PM - 5:00PM**. We will have food, hot chocolate, hot cider, crafts, and even a visit from a certain jolly guest. RSVPs will open on **November 2nd** so RSVP soon to reserve your spot.

The second event in December is our CHOA New Year's Eve Celebration. What could be better than good food, good drinks and better company in the comfort of your own backyard? We're welcoming all of our residents to join us in the Clubhouse on **Monday, December 31st** at **8:00PM** to send off 2018 in style and welcome in the new year.

To RSVP for one or both events, please be on the lookout for updated links at:

WWW.Walnutcountry.com/RSVP

Upcoming CHOA Projects

Ayers Road Strip: We are currently working with the City of Concord on a maintenance contract to address the strip of land on Ayers Road from the top of Ygnacio Valley Road all the way past our entrance, to Turtle Creek. Once the landscaping is complete the City of Concord will reimburse us for the work that is done, and after that the city will be in charge of maintaining that strip.

Main Pool Renovation: The Main pool is due to be renovated next year after it closes for the winter. This renovation will take place during the 2019-2020 winter season and will open up in spring 2020 after construction is complete. Construction of the Main pool will take place during its normal seasonal closure, and we will have a grand opening celebration come Spring 2020 after work is complete.

Common Area Cleanup: A number of trees and bushes in the Greenbelt and other common areas have been marked for trimmings. In the upcoming weeks we will have our landscapers and professional tree trimmers out to tidy up overgrown or unsightly areas to bring the appearance up to our Walnut Country standards.

PG&E Gas Line Update: Work has already started on replacing gas lines on Adelia Ct. and Sugarland Ct. before moving onto Juneberry Ct. Progression is steady, ongoing, and they are expected to complete the project by the end of 2018.



Treasurer's Report (Year To Date)

BALANCE SHEET as of September 30, 2018

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Current Assets

Cash Operating Acct.	\$475,545
Cash Reserve Acct.	\$2,105,657
Receivables	(\$6,220)
Prepaid Expenses	\$13,054
TOTAL CURRENT AS- SETS	\$2,588,036

Current Liabilities & Capital

Liabilities	\$124,223
Reserves	\$2,077,657
Owner's Equity	\$405,541
Income	(\$19,385)
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,588,036

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$1,110,874	\$1,113,777	\$(2,903)
Operating Expenses			
Payroll/Benefits/Taxes	\$104,884	\$106,497	\$(1,613)
Management Expenses	\$151,612	\$144,747	\$6,865
Office Equip/Supplies	\$24,335	\$21,447	\$2,888
Professional Services	\$16,003	\$15,822	\$181
Facilities Repair/Maint.	\$224,441	\$198,135	\$26,306
Insurance	\$39,794	\$46,899	\$(7,105)
Security Expenses	\$27,059	\$36,297	\$(9,238)
Tax & Licenses	\$8,821	\$9,666	\$(845)
Utilities	\$141,493	\$151,741	\$(10,248)
Recreation	\$34,006	\$23,238	\$10,768
Miscellaneous Expense	\$313	\$1,791	\$(1,478)
Capital Acquisitions	\$13,256	\$29,997	\$(16,741)
WCST Expenses	\$117,026	\$108,756	\$8,270
Reserve Expenses	\$227,214	\$227,214	\$0
Total Operating Expense	\$1,130,257	\$1,122,247	\$8,010
Net Income	\$(19,383)	\$(8,470)	\$(10,913)



Rhiannon Harris, General Manager

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

President's Corner – November 2018

Fellow Homeowners,

It was great to see the turnout this year at the annual **Haunted Clubhouse** in celebration of Halloween. Our staff and volunteers led by Assistant Manager, Stephen Sulyma, did a fantastic job. I'm also impressed and heartened to see many of our residents decorate more for these holidays demonstrating true Crossings community "spirit". The homes on Buckthorn Court and the corner of Marsh Elder were fantastic examples. Our last family event of the year is coming up - our **Crossings Winter Holiday Celebration**. Join us on **Sunday, December 9th** for this family-oriented event for everyone to enjoy the Holiday season.

A big thanks to our Safety & Security for sponsoring the recent **Wildfire Seminar** held at the Clubhouse on October 14th. Over 100 attendees heard a lot of great information direct from the experts on making our homes and community safer against this threat. The Board feels this is important to pass on so we will soon be making a video of the event available on our walnutcountry.com web site.

2018 has been a year filled with accomplishments but also many changes. Not the least of which was our change in General Manager with Rhiannon ("Rhi") Harris taking over from Pat McGee. She has been settling into the job nicely and, if you haven't had the chance, I encourage you to stop by the office to meet her. We also have a full board of 7 members for the first time in two years. We truly appreciate those who have joined us and especially those members who continue to serve. The Crossings is a huge community and can even be compared to a small city in its size and complexity. To run this effectively requires the service of our volunteers and our dedicated staff. Without them, CHOA could not run. As the president for the coming year, I hope to work with all of them to improve our processes so we can insure long-term sustainability that will be crucial to our future success.

With the Thanksgiving this month and Christmas in December falling so close to our regular board meeting slot, the Board of Directors have moved a combined November/December meeting for the first Thursday of December (the 6th). Please join us if you can.

Until next month...

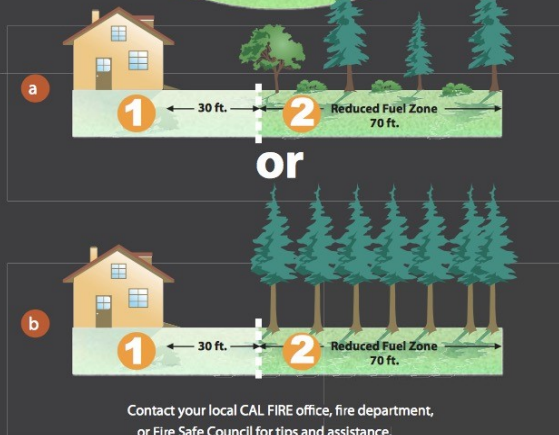
Mark Weinmann, President

*** SAFETY & SECURITY ADVISORY COMMITTEE ***

What is Defensible Space?

Defensible space is an area around a building in which vegetation, debris, and other types of combustible fuels have been treated, cleared, or reduced to slow the spread of fire to and from the building. Please use the diagram below to learn about what you can do to help prevent damage in the event of a wildfire.

100' DEFENSIBLE SPACE Make Your Home FIRE SAFE



Contact your local CAL FIRE office, fire department,
or Fire Safe Council for tips and assistance.

www.fire.ca.gov

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)	925-671-3220
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	925-671-3220

Update to Important Telephone Numbers

Please note that we have updated and fixed some of the numbers in the box above. If you have these numbers posted anywhere, please replace the old list with the new one as some of these numbers have changed or been corrected to the updated contact.

Interested in Firewise

If you went to last months recent Wildfire Safety Seminar and are curious about the Firewise program, we would like to invite you to the next Safety and security committee meeting to learn some more details about the program and get answers to some questions you may have. The Safety and Security committee meets on the 3rd Tuesday of each month and their next meeting will be on **Tuesday, November 20th at 6:30PM**. All residents are welcome to attend.

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...

November 20th: *The Haunting of Hill House* by Shirley Jackson

December's book: *The Stupidest Angel* by Christopher Moore

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

I 
Book Club



- [WE'RE IMPRESSED](#) *

4484 Adelia Ct

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

Thank you

[View From The Clubhouse](#)

Greetings neighbors,

With the end of the year rolling in its time to say goodbye to jack-o-lanterns and hello to pumpkin pie. Before moving on, I would like to take a moment to give a big thanks to all of our haunted house volunteers. Everyone did a fantastic job and made this years haunt the best one I've had the pleasure of running. A special shout out goes to our two tour guides Roman Scalise and Olivia Ward, our ticket taker and line monitors Jeff Sauvé and Donna Glover, and our expert helpers Nathan Shaver and Rose Desmond. Everyone stepped up this year and made it the easiest and scariest Haunted Clubhouse that I've ever seen.

A new addition to the Crossings this year are new holiday lights strung up in front of the Clubhouse, Business Office and entrance signs. If you didn't get a chance to see them during the Haunted Clubhouse be on the lookout the day after Thanksgiving when the stringing will be complete and CHOA will be decked out for the holidays.

Until we meet again,

Stephen Sulyma
Clubhouse Supervisor

[Friendly Reminders](#)

There will not be a board meeting on the 4th Thursday of November, instead the November and December Board of Directors meeting will combine and take place on **Thursday, December 6th at 7:00PM.**

The Main pool will close on **Monday, November 5th** for the rest of the season. If you think you may have lost something at the main pool this year, be sure to check the lost and found before it is cleared out, just ask someone in the Clubhouse to open it for you.

Recreation, Preschool & Communications News

Walnut Country Preschool News

Fall is in the air! We are so happy to be back at school, and to report that we have fully enrolled classes this school year. Our students are settling into their school routine and are looking forward to learning about the fall season, pumpkins, celebrating Halloween and visiting with the Fall Fairy at the end of the month.

Black Walnut 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 Black Walnut court. If you live on or near Black Walnut Court and would like to volunteer to deliver the Signals, please call (925) 825- 0250 or email Recdirector@walnutcountry.com

Scouting for Food

Boy Scout troop 444 will be making their rounds soon for their annual scouting for food event. If you have any extra canned, bagged or boxed food that you would like to donate be on the lookout for hangtags being left on your doorstep. The scouts will come around to hang tags on doorknobs on **November 13th**, and come back around on **November 17th** to collect any donations left on your doorstep.

Food Donation Suggestions - Non-perishable Food Items

No open or glass containers! Canned goods, (tuna or chicken, fruit, vegetables, soups or chili, spaghetti or ravioli,) peanut butter, cereal or Pop Tarts, pancake mixes, muffin mixes, crackers, cookies, instant soup, rice, beans, pasta, powdered juice, powdered milk, dried fruits and snack bars.

Haunted Clubhouse Results

This year's Haunted Clubhouse was a smash hit, with over 800 people coming through to celebrate the Halloween spirit, and screams so loud neighbors could hear all the fun being had. Thank you to all the volunteers and clubhouse staff who helped setup, scare, and cleanup the Haunted Clubhouse. putting together a show like this for our community is a big project and we couldn't do it without all of our wonderful volunteers.



Walnut Country Signal

Senior's Potluck Dinner

The group is having a “Pumpkin Parade” for the Wednesday November 14th potluck. Join us at 5:30 p.m. in the Crossings Clubhouse.

If you would like to attend as a first-time guest, call Ken Cellini, Leader 925/ 798-7839, before 11/7/18 to reserve your seating and to get a food assignment.

New members are always welcome!

Interested in 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.

Cotton T-Shirts: Adult sizes small to XXL -\$20

Cotton T-shirts: Youth sizes small to XL - \$15

Limited Edition Haunted Clubhouse shirts are also available in select sizes. \$15 each, all proceeds will go towards next years budget for the haunt!



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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