

THE CROSSINGS

The Signal

MARCH 2019

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www.walnutcountry.com

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St Patrick's Day Dinner

Come join neighbors, Nancy Bennett and her team at Keller Williams Realty—East Bay for their annual St Patrick's Day Dinner, held in our very own Crossings Clubhouse on **Saturday, March 23rd**, from **5:00PM - 9:00PM**. Grab your fill of traditional Irish-American food, drinks, and dance a jig for ol' St. Pat. This event is for open to all Crossings residents, however you must RSVP to attend, and don't forget to dress for the occasion! To RSVP for this event please contact the Bennett Better Team at **(925) 606-8400** or email jana@bennettbetter.com.



CHOA Spring Festival

Spring is just over the horizon, and with that, comes the annual CHOA Spring Festival on **Saturday, April 20th** from, **10:00AM—2:00PM**. Grab the kids and come hunt for eggs, take pictures with a colorful cast of characters, and enjoy a free lunch cooked up by CHOA Staff and Board Members. We will have multiple egg hunts setup for different age groups at the times listed below. If you miss your age group's time, we will have one final last chance egg hunt for all ages who did not get to hunt:

- 3 & under: 10:15 - 10:25
- 4 - 5 y/o: 10:30 - 10:40
- 6 and over: 10:45 - 10:55
- Last Chance 11:00 - 11:15

You will need to RSVP to this event to guarantee your place in the egg hunt and to get a meal ticket to enjoy lunch. RSVP's will open up **March 15th**, please be sure to include the number of children participating, as well as their ages. Please sign up at the link below to register.

www.WalnutCountry.com/RSVP

Main Pool Opening for the Spring

The Main Pool will be opening up for residents and the Walnut Country Swim Team's Spring Clinic on **Monday, March 4th**. The Main pool (located behind the Clubhouse) is open Tuesdays, Thursdays, Saturdays and Sundays from 7:00AM - 8:00PM, and on Mondays, Wednesdays and Fridays from 7:00AM - 3:00PM. The Walnut Country Swim Team is hosting their Spring Clinic throughout March at the Main Pool on Mondays, Wednesdays and Fridays from 3:00PM - 8:00PM, during which times residents will be unable to use the Main Pool.

Treasurer's Report (Year To Date)

BALANCE SHEET as of January 31, 2018

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March 10th

Current Assets

Cash Operating Acct.	\$435,869
Cash Reserve Acct.	\$2,156,912
Receivables	(\$6,913)
Prepaid Expenses	\$53,018
TOTAL CURRENT ASSETS	\$2,638,886

Current Liabilities & Capital

Liabilities	\$103,574
Reserves	\$2,181,444
Owner's Equity	\$384,157
Income	(\$16,491)
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,638,886

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$108,139	\$124,251	(\$16,112)
Operating Expenses			
Payroll/Benefits/Taxes	\$11,329	\$11,333	(\$4)
Management Expenses	\$15,738	\$16,571	(\$833)
Office Equip/Supplies	\$3,692	\$2,466	\$1,226
Professional Services	\$110	\$1,891	(\$1,781)
Facilities Repair/Maint.	\$18,882	\$22,694	(\$3,812)
Insurance	\$4,999	\$4,932	\$67
Security Expenses	\$1,379	\$3,183	(\$1,804)
Tax & Licenses	\$2,451	\$1,074	\$1,377
Utilities	\$1,323	\$14,083	(\$12,760)
Recreation	\$4,884	\$3,400	\$1,484
Miscellaneous Expense	\$0	\$333	(\$333)
Capital Acquisitions	\$0	\$3,920	(\$3,920)
WCST Expenses	\$986	\$12,491	(\$11,505)
Reserve Expenses	\$25,877	\$25,877	\$0
Total Operating Expense	\$91,650	\$124,248	(\$32,598)
Net Income	\$16,489	\$3	\$16,486

President's Corner – March 2019

Stormy weather? Yes, we've had our share and all that goes along with it. Through it all, our management has been working overtime along with members of the Board to insure we're doing our due diligence to manage the issues and risks. While we have had a few issues, I'm very proud of all of the efforts put forth to address them quickly as I hope are you, our homeowners. I look forward to the better Spring weather soon.

Having attended some recent committee meetings, I wanted to offer a reminder to all on these meetings:

- All homeowners are welcome to attend the meetings and listen to what our committees are doing.
- However, as I noted last month, we will no longer have a forum at the beginning of committee meetings but rather have all homeowners bring their concerns to the entire Board at our monthly meeting in the Homeowners' Forum. This allows **all of us** on the Board to both hear and consider your comments and concerns.

Our Walnut Country Swim Team is gearing up for a new season and a fresh start. With the recent departure of the coach of the last few years, they will be welcoming a new coach as they continue to build the team. Similar to what we are undertaking with the Board in improving our process and operations, our WCST Committee Chair, Marc Buchanan, has been working diligently with them as we also address efforts to improve their operations. They have a great committee of folks who are working tirelessly given the recent changes. Our Board will continue to work with them and streamline our operating relationship.

At our last Board meeting in January, the Board began making plans on our Main Pool renovation project. We approved the hiring of a construction management company to assist in managing this large project. We want to ensure a quality job with the least impact to all of our homeowners. This first step will put us on the right path to achieve success. We'll be working on the project through the year to get it ready to execute in the fall and winter months when the pool is closed. More to come.

I invite you, once again, to join us this year for one of the monthly Board of Directors' meetings. It's a great way to make your voice heard. On that note, please join us on March 28th for our next regular monthly BOD meeting.

Until next month...

Mark Weinmann, President

***** SAFETY & SECURITY ADVISORY COMMITTEE *****

Sidewalk Repair & Maintenance

Did you know the sidewalk (including curb & gutter) are the responsibility of the homeowner in the city of Concord? As our community ages, many sections of the sidewalk have begun to show deterioration, cracking, and or lifting. When these issues become significant enough it can present safety issues for people walking. We recently had a tripping accident due to a lifted portion of the sidewalk.

The good news is that while the local municipal code clearly states the repair and maintenance is the responsibility of the homeowner as well as any potential liability, the City of Concord has approved a program that will assist homeowners in the repair process. By utilizing the City's authorized sidewalk repair contractors, the City will waive permit and inspection fees. This is a savings in excess of \$1500.

The newly established policy on Sidewalk Inspection and Repair also provides for "temporary fixes" to immediately minimize dangerous hazard, but does not eliminate the responsibility of the homeowner. If complaints are made that require Concord to initiate repairs, homeowners will be notified and will bear the full cost of repairs. Now is a good time to review your trees and surrounding landscape which are often the cause of sidewalk failures.

You can review the entire policy and the details by visiting the Concord website. A copy of the ordinance is available in the Walnut Country business office.

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. Nick Boccio	925-671-5083

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 call or email your concerns to:

adam.hart@cityofconcord.org.
Or (925) 671-3259

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



[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...

March 19th: *Still Life* by Louise Penny,

April 16th: *The Happiness Project* by Gretchen Ruben

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

I 
Book Club



- [WE'RE IMPRESSED](#) *

4403 Spoonwood Ct.

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

Thank you

[View From The Clubhouse](#)

It was a dark and stormy winter here in The Crossings, but spring time is right around the corner and with it, the onset of that California weather that is famous world round. We in the Clubhouse are looking ahead into the future, to our upcoming events and facility changes. With March comes the opening of the Main Pool, along with the Swim Team's Spring Clinic. Please be sure to take a look at the Swim Team's schedule, available on our website (on the pool page under the facilities tab), to know when the Main Pool will be used for swim practices and events.

Speaking of pools, we are still actively hiring lifeguards, swim instructors, and pool openers/closers for the summer season. Please see the article on the next page for inquiries on lifeguards or swim instructors. If you're not the strongest swimmer, consider being one of our pool openers/closers, which requires no certification or swim related pre-requisites. For more information about that position, please contact me through either the phone number or email listed at the top of the page.

-Have a good one everybody,

Stephen Sulyma
Clubhouse Supervisor



[Friendly Reminders](#)

- Make sure to have your CHOA ID Badge and Key Fob on you when visiting the pool, staff may request you to provide both of them anytime while using the facility.
- It is against CHOA rules to modify or change common area landscaping to create ramps or bike jumps. Please report any instances of these to the Business Office.
- The Greenbelt has an enforced leash law for homeowners walking their dogs. Please use our private Dog Park located at the East end of the neighborhood to let them run free.

Recreation, Preschool & Communications News

Walnut Country Preschool

In February, our students learned about showing love and kindness to their friends and family, and later in the month we focused on the world of Make Believe!

We had a very successful registration for the 2019-2020 school year! We are currently adding names to a waiting list for both classes. Please call Mrs. Linda at (925) 798-9686 if you are interested. Children joining the 3-year-old class must turn 3 by September 1st, 2019 or turn 4 by September 1st to join the 4-year-old class.

Our **online auction** fundraiser is coming up **March 18 - 25**. We have many great items and activities to bid on ranging from family outings to wine tastings! Check our website for the link and see what wonderful things we have for you to win!

Walnut Country Swim Team News

Spring Clinic occurs **Monday, Wednesday and Friday starting March 4 and ending March 29.**

Join us for the most fun sport of the summer. Be part of strong winning team, see old friends, make new friends, and have a blast with activities that keep you healthy and strong all summer long. First day of WCST 2019 season starts April 8. Registration now open.

Visit wcstingrays.com for more information. We'll see you at the pool deck.

Hiring Lifeguards and Swim Instructors For Summer 2019

If you're interested in becoming one of our CHOA Lifeguards or swim instructors this summer, please download an application from our website, or pick one up at the Clubhouse. Applicants must meet the following requirements:

- Must be at least 16 years old
- Must be able to swim 300 yards continuously
- Must have completed and provide proof of Lifeguard/CPR/AED certification (A list of classes can be found at www.bappoa.org/lifeguard-trainings or www.redcross.org/take-a-class/lifeguarding)
- Must obtain a work permit if under 18 years old (Work permits can be picked up from your school or downloaded online from www.dir.ca.gov/dlse/dlseformb1-1.pdf)

If you have any questions, please contact Stephen Sulyma at

Recdirector@walnutcountry.com

Silverberry and Prairie Willow Signal Reps Needed

The Signal is hand delivered to each and every house in the crossings by residents just like you. We are looking for two new block reps to deliver the newsletters for the houses on Silverberry and Prairie Willow courts. If you live on or near Silverberry or Prairie Willow courts and would like to volunteer to deliver the Signals, please call (925) 825- 0250 or email recdirector@walnutcountry.com

Walnut Country Signal

Senior's Potluck Dinner

The group is having a "Happy St. Paddy's Day" Dinner for the Wednesday March 13th 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 Celini, Leader 925/ 798-7839, before 3/7/19 to reserve your seating and to get a food assignment.

New members are always welcome!

Next Potluck: April 10th (second week of the month)

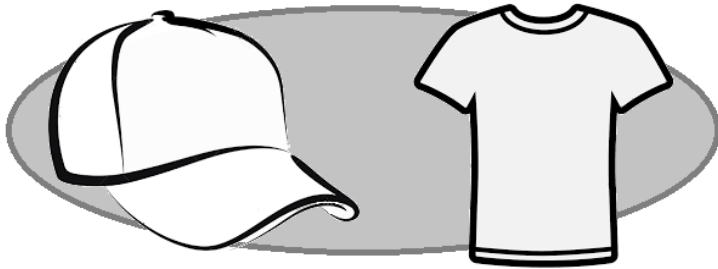
Interested in CHOA gear

Walnut Country t-shirts and baseball caps are available. 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

Baseball Caps - \$15



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

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 three 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's appearance top notch. 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**

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