

THE CROSSINGS  
**The Signal**

**APRIL 2019**

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[www.walnutcountry.com](http://www.walnutcountry.com)

**President's Corner**  
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**Addressing The Trees**  
**(See insert)**

**Summer Lifeguards**  
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**8th Annual CHOA Wine Tasting**

Since the Judgment of Paris in May 1976, Northern California has become renown worldwide as one of the absolute best wine regions. This year, we at The Crossings celebrate that great history with our **8th Annual CHOA Wine Tasting**, featuring the wines of Northern California. Come join us in the Crossing's Clubhouse on **Sunday, May 19th from 3:00PM—6:00PM** for food, wine, and great company provided by the CHOA board and staff. Please note that this event is only open to residents who are 21+, and space is limited to 150 guests, so please RSVP quickly before its too late. Sign ups open on **April 22nd** when you can RSVP at the link below:



**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—1:00PM**. 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 - 11:10**

You will need to RSVP to this event to guarantee your place in the egg hunt. RSVP's are currently open, 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](http://www.WalnutCountry.com/RSVP)**

**Annual Crossings Garage Sale**

Spring is in the air and that means a few things, the flowers are blooming, the sun is shining again, and it's time to do some spring cleaning. There's no better way to clear out the garage than the **Annual Crossings Garage Sale**, organized by Nancy Bennett and her team at Keller Williams East Bay on **Saturday, May 4th from 8:00AM to 1:00PM**. Grab the dog, kids and take a walk through the Greenbelt and see what kind of treasures your neighbors are parting with. If you would like to be added to the list of homes hosting a sale, please contact the Bennett Better Team at **(925) 606-8400** or email **[admin@bennettbetter.com](mailto:admin@bennettbetter.com)** before **May 1st** to ensure your name is added to the listing.

## Treasurer's Report (Year To Date)

### BALANCE SHEET as of February 28, 2019

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Current Assets

Cash Operating Acct.	\$435,588
Cash Reserve Acct.	\$2,177,051
Receivables	(\$8,963)
Prepaid Expenses	\$47,529
<b>TOTAL CURRENT ASSETS</b>	<b>\$2,669,204</b>

Current Liabilities & Capital

Liabilities	\$150,056
Reserves	\$2,111,232
Owner's Equity	\$384,157
Income	(\$23,760)
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b>\$2,669,205</b>

**Year-To-Date BUDGET REPORT**

	<u>Actual</u>	<u>Budget</u>	Actual Over (or under) <u>Budget</u>
Total Revenues	\$234,273	\$248,502	(\$14,229)
Operating Expenses			
Payroll/Benefits/Taxes	\$21,878	\$22,666	(\$788)
Management Expenses	\$31,838	\$33,142	(\$1,304)
Office Equip/Supplies	\$5,525	\$4,932	\$593
Professional Services	\$2,338	\$3,782	(\$1,444)
Facilities Repair/Maint.	\$66,955	\$45,388	\$21,567
Insurance	\$9,339	\$9,864	(\$525)
Security Expenses	\$4,072	\$6,366	(\$2,294)
Tax & Licenses	\$2,451	\$2,148	\$303
Utilities	\$9,516	\$28,166	(\$18,650)
Recreation	\$3,609	\$6,800	(\$3,191)
Miscellaneous Expense	\$198	\$666	(\$468)
Capital Acquisitions	\$0	\$7,840	(\$7,840)
WCST Expenses	\$1,039	\$24,982	(\$23,943)
Reserve Expenses	\$51,754	\$51,754	\$0
<b>Total Operating Expense</b>	<b>\$210,512</b>	<b>\$248,496</b>	<b>(\$37,984)</b>
<b>Net Income</b>	<b>\$23,761</b>	<b>\$6</b>	<b>\$23,755</b>

**President's Corner – April 2019**

It's occurred to me lately that our homeowners may not fully understand the purpose of our Board of Directors. I'd like to use my column this month for a bit of education on this topic.

**Who or what is the "Homeowners Association" (HOA)?** – The HOA is YOU, the homeowners. It is NOT some company or entity that identifies as the "HOA" and runs things. Simply, it is each and every one of our homeowners. The HOA exists as a cooperative of all the homeowners who each have a share in it.

**Who are the Board of Directors?** – The members of the Board are just like all of you. We are homeowners and want what's best for the HOA. Each member has volunteered and been elected to serve on the Board by you. One misnomer is that the Board "runs" the HOA. This is not true. As part of its role, the Board hires a management company to "manage" the association. They bring us their expertise and take direction from the Board but they are responsible for the HOA's day-to-day operations.

**Then, what does the Board really do?** – Each member of the Board acts as a "fiduciary" for the HOA. In that role, each Board member takes on a "duty to act for someone else's benefit, while keeping their own interests subordinate to that of those they represent." Simply put, the Board does what's best for all members of the HOA, not just themselves. In that role, the biggest job is to make decisions based on information they receive or request so that the management company can carry out in their running of the HOA.

We have a dedicated Board of seven members who take their roles seriously and always look to act in YOUR best interest, not their own. All of this is done with no compensation whatsoever (in fact, it's illegal to be compensated as a board member).

We know that sometimes homeowners are frustrated with the Board or directions we sometimes take. When that does occur, it is your right (and, I would argue, your responsibility) to let us know how you feel. Your best opportunity to do that is our monthly meeting at which ALL homeowners are welcome and encouraged to attend and speak during the forum set aside for you.

On that note, 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. Our next regular meeting will be on Thursday, April 25<sup>th</sup>.

Until next month...

**Mark Weinmann, President**

## \*\*\* SAFETY & SECURITY ADVISORY COMMITTEE \*\*\*

### Tips For Proper Hazardous Chemical Storage and Disposal

A quick check in your garage or shed and you'll likely find an assortment of chemicals, solvents, paints, pool chemicals, automotive products, pesticides, cleaners and many other common household items we seem to collect over time. The key question; are they stored properly, out of reach of children, and in the proper container.

A general rule, chemicals should be always stored in their original container. If you are moving chemicals like paint or solvents always be sure to read the label and store according to the manufacturer's instructions and label correctly. Location is also important as many times chemicals are stored in a garage where the water heater is often located. Many chemicals are highly flammable and must be kept a safe distance from a flame (pilot light). When possible, store out of reach of children or invest in an approved locking chemical storage cabinet. Children and pets are often the casualty of improper storage. Proper safety practice can prevent accidental poisoning.

### **Disposal of old chemicals? Did you know?**

Contra Costa County has a free **Household Hazardous Waste Collection Facility** located in Martinez. The facility is open to residents of Contra Costa County Central with proof of residency. This free service is easy to use, simply load your vehicle and drive to the location and they will unload everything for you.

**Central Contra Costa Household Hazardous Waste Collection Facility**  
**4797 Imhoff Place, Martinez**  
**Hours: Monday – Saturday 9:00AM – 4:00 PM**

For more information and a list of accepted materials please visit their website  
[www.centrialsan.org](http://www.centrialsan.org)

### 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](mailto: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

### Illegal Dumping on North & South Larwin

We have noticed recently an increase of people illegally dumping couches, strollers, cribs and more along North and South Larwin avenues. If you witness illegal dumping as it occurs, make sure to call local law enforcement immediately and report all relevant details (date/time, location, description of vehicle and driver, etc.) to allow for appropriate follow-up in the most timely manner. To report illegally dumped items, please contact the city at **(800) 663-8674** with a brief description of the item(s) and their location.



[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...

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

**May 21st:** *The Girl with Seven Names: A North Korean Defector's Story* by Lee Hyeon-seo with David John

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

I  Book Club



- [WE'RE IMPRESSED](#) \*

4418 Sugarland Ct

4496 Sheepberry Ct

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

*Thank you*

[View From The Clubhouse](#)

Greetings Greenbelt Goers,

I thought the expression was "April showers bring May flowers" but I guess Mother Nature didn't get the memo and started a month early. Hopefully the rain will pass by April 20th so that we can enjoy a bright sunny Spring Festival, without fear of coming home soaked. Be sure to RSVP if you would like to sign up for the egg hunt at the link on the cover page.

While I'm here, I would like to give a quick shout out to all our Signal deliverers. There are around 60 volunteer homeowners who deliver every copy of the newsletter to each doorstep in the neighborhood. We here in the Clubhouse very much appreciate all the work that you do in getting the information out to our residents.

Finally, while we're between the two ends of California's climate spectrum, now is the perfect time to enjoy the weather that drives our real estate prices so high. Take a walk, lay in the grass, or just watch the clouds go by, whatever it takes to enjoy the sunshine before it hits triple digits. I know that I'll be out and about these next couple months, so I hope to see some of you out here as well.

-Stay cool daddy-o's

*Stephen Sulyma*  
*Clubhouse Supervisor*



[Friendly Reminders](#)

- On April 8th the Walnut Country Swim Team will be changing practice days, resulting in the Main Pool's hours changing to 7:00AM to 3:00PM, Monday to Friday, until June 10th. Please check the Walnut Country Website for a full schedule of the Main Pool's hours this summer.
- The password protected area of the Walnut Country website has been unlocked. You will no longer need to request a password to access committee minutes, CC&R's or other documents that were previously protected.
- We have updated the Clubhouse Rental contract, for details on the changes please visit our website for more information.

# Recreation, Preschool & Communications News

## Walnut Country Preschool

We are so happy to welcome warmer weather at Preschool and enjoy our new play structure! Last month we learned about spring weather, plants and insects. After our spring break this month we will continue to learn and explore about all things having to do with SPRING! We all are also looking forward to an egg hunt and a visit from the Easter Bunny!

We feel very fortunate to have been operating for over 30 years and continue to have alumni as well as new families enroll their children at Walnut Country Preschool. Both of our classes are already full for the next school year! For questions about our waitlist please contact Mrs. Linda at (925) 798-9686.

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## Walnut Country Swim Team News

It is not too late to sign up kids ages 4-18 for the 2019 season! Be part of a strong winning team, improve your swimming, see old friends, make new friends, and have a blast with activities that keep you healthy and strong all summer long.

Join us at Burger Lounge for our Dine-and-Donate on April 16. Mention WCST at check out to support our team.

WCST is selling car wash vouchers (\$25 each) to help our fundraising! You can use them at your convenience and they make a great present to someone you appreciate! Have a business you'd like to promote? Consider our Sponsorship Program to help with your marketing! We offer various tiers to fit your budget.

Visit [www.wcstingrays.com](http://www.wcstingrays.com) or contact [wcstfundraiser@walnutcountry.com](mailto:wcstfundraiser@walnutcountry.com)! for more info. See you at the pool deck!!

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## 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](http://www.bappoa.org/lifeguard-trainings) or [www.redcross.org/take-a-class/lifeguarding](http://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](http://www.dir.ca.gov/dlse/dlseformb1-1.pdf))

If you have any questions, please contact Stephen Sulyma at

[Recdirector@walnutcountry.com](mailto:Recdirector@walnutcountry.com)

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## Prairie Willow 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 newsletters for the houses on Prairie Willow court. If you live on or near Prairie Willow court and would like to volunteer to deliver the Signals, please call (925) 687-9961 or email [recdirector@walnutcountry.com](mailto:recdirector@walnutcountry.com)

## Walnut Country Signal

### Senior's Potluck Dinner

Celebrate the coming of Spring at the Crossings Clubhouse. You are invited to join us on Wednesday, April 10th, at 5:30 p.m.

If you would like to attend as a first-time guest, call Ken Cellini, Leader, (925.798.7839) before April 3rd to reserve your seating and to get a food assignment.

New members are always welcome!

Next Potluck: May 8th

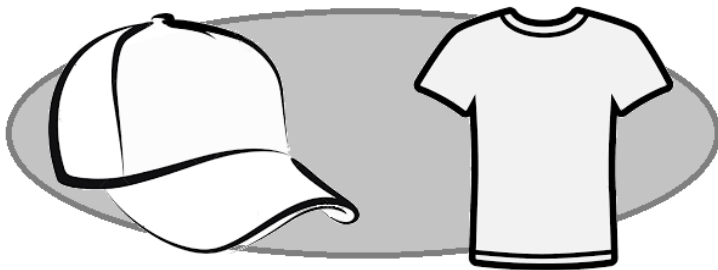
### Interested in CHOA gear

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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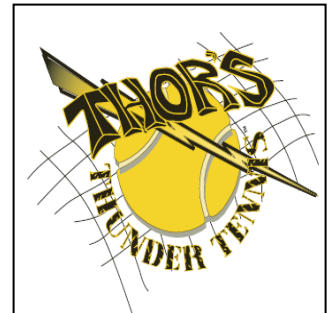
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