

The Signal

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9th Annual CHOA Wine Tasting

Since the Judgment of Paris in May 1976, Northern California has become renowned worldwide as one of the absolute best wine regions. This year, we at The Crossings celebrate that great history with our **9th Annual CHOA Wine Tasting**, featuring the wines of Northern California. Come join us in the Crossings Clubhouse on **Sunday, May 19th** from **3:00 pm – 6:00 pm** 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 it's too late. Sign ups are open and filling up fast, please RSVP at the link below:

www.WalnutCountry.com/RSVP



Side Pools Opening and More

The East and West Pools are set to open up on Memorial Day Weekend, **Saturday, May 25th**, with daily hours of **7:00 pm to 8:00 pm**. Both side pools will have a head lifeguard checking in periodically on the facilities and for resident badges. Residents will also write their names in the binder located inside the entrances. Guards will start mid June once school is out for the summer.

Currently the Walnut Country Swim Team has exclusive access to the main pool from **3 pm to 8 pm Mondays through Fridays** for their preseason practice. This means that during those times the main pool is closed off to residents. Therefore, the Main Pool is open to residents **7 pm to 3 pm, Monday through Friday**, and **7 am to 8 pm** on the weekends. Be sure to check out website for swim meet dates that may impact the schedule.

www.walnutcountry.com/facilities/pools/



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 before **May 1st** to ensure your name is added to the listing.

Treasurer's Report (Year To Date)

BALANCE SHEET as of March 31, 2019

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Current Assets

Cash Operating Acct.	\$457,043
Cash Reserve Acct.	\$2,187,182
Receivables	(\$12,748)
Prepaid Expenses	\$42,506
TOTAL CURRENT ASSETS	\$2,673,983

Current Liabilities & Capital

Liabilities	\$118,148
Reserves	\$2,134,741
Owner's Equity	\$384,157
Income	\$36,937
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,673,983

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$357,705	\$372,753	(\$15,048)
Operating Expenses			
Payroll/Benefits/Taxes	\$31,564	\$33,999	(\$2,435)
Management Expenses	\$48,901	\$49,713	(\$812)
Office Equip/Supplies	\$6,691	\$7,398	(\$707)
Professional Services	\$4,658	\$5,673	(\$1,015)
Facilities Repair/Maint.	\$86,332	\$68,082	\$18,250
Insurance	\$13,972	\$14,796	(\$824)
Security Expenses	\$6,153	\$9,549	(\$3,396)
Tax & Licenses	\$14,944	\$3,222	\$11,722
Utilities	\$15,259	\$42,249	(\$26,990)
Recreation	\$5,873	\$10,200	(\$4,327)
Miscellaneous Expense	\$708	\$999	(\$291)
Capital Acquisitions	\$0	\$11,760	(\$11,760)
WCST Expenses	\$8,118	\$37,473	(\$29,355)
Reserve Expenses	\$77,591	\$77,631	(\$40)
Total Operating Expense	\$320,764	\$372,744	(\$51,980)
Net Income	\$36,941	\$9	\$36,932



Rhiannon Harris, General Manager

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

President's Corner – May 2019

Spring is finally arriving with the temperatures warming up and scores of folks enjoying our wonderful common area amenities. The playgrounds are busy, the main pool has activity, and a great many of you are enjoying our greenbelt areas with walks and games. I walk these areas several times a week and it's great to see everyone enjoying it. Did you know, that as a homeowner, you are a part owner of all of this? It's true! Our management company's job is to maintain all of it at the direction of the Board of Directors as noted in last month's column. As an owner, it's your right to enjoy all of the common area and your dues help to maintain it, so please enjoy!

We just had a great Spring Festival with hundreds of folks and kids picking up thousands of eggs. We had an egg hunt, food, crafts, bounce houses, characters and our Safety Fair. However, there were two things I noted that didn't feel right. First, we lacked volunteers. These events don't put on themselves. We need some minimal help from the community. The Board has recently discussed this and may stop holding events if we can't get the volunteers we need to make them successful. If just one person from each street volunteered for each event, we'd have more than enough. Please consider giving back in this way. Second, when we have events that offer food to our attendees, please don't overindulge. It's not fair to others and ends up adding unnecessary costs. One hot dog should be plenty for each an everyone.

We do have an event coming up on Sunday, May 19th. Our **Annual Wine Tasting** will be held in the Clubhouse. This event is for **residents only** and we'd like you to consider volunteering time as noted above. If we don't get the volunteers we need, there has been talk by the Board that we may cancel events without enough of them.

I'm excited to pass along news about the recent interest shown by homeowners in Pickleball. At our April meeting, the Board voted to install two Pickleball courts at our lower tennis courts on a 6-month trial basis. We'll keep you posted as we have these implemented and how to use them. As much of this interest was generated by homeowners, a great way to get your voice heard is by attending our monthly Board meetings and letting us know your thoughts during the Homeowners' Forum. Take this opportunity by joining us on May 23rd for our next regular monthly BOD meeting.

Until next month...

Mark Weinmann, President

*** SAFETY & SECURITY ADVISORY COMMITTEE ***

Dogs off leash on the Greenbelt

A frequent complaint from homeowners continues to be concerns about dogs "running wild" on the greenbelt scaring children, adults and smaller dogs. As a reminder, there is a leash law in Contra Costa County and it is strictly enforced in our community. Please be considerate when enjoying our common areas and follow the laws. While most dogs are very friendly and present no harm, some can be very intimidating and can react differently when off leash. Dog owners can be held responsible for any issues or damages that may occur if caused by your pet.

Below is the County ordinance.

Your dog must be on a leash and under your control unless s/he is on your property, the property of a consenting adult, or on property such as a dog park where the off-leash conditions are designated by appropriate signage or regulation (s). Contra Costa County enforces a "leash law," which forbids dogs from being at large or "loose" (with certain exemptions). County Code Animal Ordinance, Division 416-4.402

Please be considerate and follow the rules for everyone's Safety and Security.



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

Dry Rot and You

You gaze up at their simple beauty every day, yet never actually see what's rotten lurking right before your eyes: dry rot and water damage! The architecture of mid-century modern makes it easy for your home's exterior horizontal beams to get exposed to the elements. The beams project out to or beyond the roof-edge framing, and their degree of vulnerability depends on the home's orientation to the sun and its amount of exposure to rough weather, and how well the beams are maintained. Please be sure to check on the status of exposed beams at least annually, and paint over any exposed areas, or call in an expert when beams start to rot.

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...

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

June 18th: *A Column of Fire* by Kent Follett

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

I  Book Club



- **WE'RE IMPRESSED** *

4402 Indigo ct

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

Thank you

View From The Clubhouse

Ahoy hoy Nigehborino's,

It's May, hooray! The start of summer and the uncomfortably warm months are right around the corner, so make sure your HVAC is ready for the heat.

We saw some astounding numbers at the Spring Festival, including thousands of eggs, hundreds of homeowners, and zero hot dogs left when the day was done. We hope everyone who attended the Spring Festival had a great time, I know we sure did. I would like to thank all of our volunteers who came and dressed up, cooked lunch, and helped clean up, we couldn't do these events without all of your help!

Up next is the Wine Tasting, featuring the wines of Northern California, and specifically, Contra Costa County. Sample some locally grown wines, along with regional food of the Bay Area, and chat with friends and neighbors alike at our wonderful Clubhouse. RSVP's are filling up fast, so be sure to sign up online!

Keep it real,
Stephen Sulyma
Clubhouse Supervisor



Friendly Reminders

- A full schedule of the Walnut Country Swim Teams practices, meets, and events can be found on our website under the pool page. www.walnutcountry.com/facilities/pools/
- Children under 18 years old are required to wear a helmet when skating, biking, or riding through the Greenbelt, and must yield to walking pedestrians on the foot paths.

Recreation, Preschool & Communications News

Walnut Country Preschool

We can hardly believe we are entering into our last month of the 2018-19 school year at Walnut Country Preschool! We have had a great year!! There are lots of fun things planned for our preschoolers this month including our annual Ice Cream Social and our End of the Year Carnival in June!

One of our favorite long-time teachers, Mrs. Julie is retiring this June! Mrs. Julie has been teaching at Walnut Country Preschool for 20 years and we will all miss her very much. Please mark your calendar for **Friday, June 7th from 4-6pm** in front of the preschool to celebrate with Mrs. Julie! All alumni are welcome!

Walnut Country Swim Team News

Swim meets are kicking off with time trials on May 18 at 9 AM to 11:30 AM. Come down to the pool deck to cheer on your swimmers and grab a bite at the snack shack.

Ladies Bunco: Join us May 18 at 3:30 PM to 5:30 PM for an afternoon of fun and games. \$20 payable to WCST. Bring a drink and appetizer to share. RSVP at wcstfundraiser@walnutcountry.com

Dine-and-donate at Rocco's Tuesday, May 21 and mention Walnut Country Swim Team.

Lap-a-Thon: Stingrays will be swimming their hearts out at our annual lap-a-thon fundraiser on May 29. Sponsor your favorite team at gofundme.com/WCSTlapathon

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

Volunteers Needed for Upcoming Events

We are very proud of the number of events we hold for residents on an annual basis, however, as the events have continued to grow, the number of people putting on these events have shrunk. We are putting out a call to volunteers who wish to donate their time to help staff these events, to ensure that they're up to the quality we have provided in years past. We currently need volunteers for our upcoming Wine Tasting and encourage people to sign up if they have the time and ability. If you're interested in volunteering for this or any other event, please contact the Business Office, or look for volunteer sign up links in the details of the event's evite.

Walnut Country Signal

Senior's Potluck Dinner

Viva Italia is our theme for the Wednesday, May 8th potluck. Join us at 5:30 p.m. in the Crossings Clubhouse for everything Italian.

If you would like to attend as a first-time guest, call Ken Cellini, Leader 925/ 798-7839, before 5/1/19 to reserve your seating and to get a food assignment.

New members are always welcome!

Next Potluck: June 5 (first week of the month) for **The Sweet Taste of Summer.**

June will be our last potluck for the summer. We will resume September 11th.

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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For more information

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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