

THE CROSSINGS The Signal

JUNE 2019

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www.walnutcountry.com

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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 3 - 5 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

Facilities Updates

North Slope: The North Slope (located on North Larwin between Smoke Tree Ct and Corkwood Ct) will be scheduled for disking and cleanup by Allied Landscaping. We will start work on the North Slope this month and complete work by the end of June.

Pickleball: You've requested, and we've responded. Two pickleball courts have been painted on the lower tennis courts. There will be a locked bin next to the courts that contain the portable nets, assembly instructions, and a sign in sheet. To get the code for the combination lock, you will need to bring your badge and check in with Clubhouse staff (Mon-Sat 12 pm - 8pm, Sun 12 pm - 6 pm) to obtain the code. Please be aware we will change the code to the lock every few months.

Concert on the Belt

Summer's here and it's time to kick it off with our very own Walnut Country/Crossings musical celebration! Please join us for the Second Annual **CHOA Concert On The Belt**. Join us on the greenbelt area below our Main Pool on **Saturday, June 15th** from **6:30 to 8:30 p.m.** with music provided by...

Fleet Street

"Delivering pop, blues, R&B, and rock from the 60s, 70s, and 80s with a sprinkling of other years."

Bring your friends and family as **ALL** are welcome for this premier kick off-to-summer event. We'll celebrate with great music and fun. You're welcome to bring your own chairs, food and drink!

We want this to be a fun and safe event for all so we kindly request your cooperation in observing the following:

- **No RSVP is required to attend the concert.**
- Chairs and Blankets may be set out **after 4 p.m.** on June 15th
- Walking to the greenbelt is **HIGHLY** encouraged – the concert is right in your own backyard!
- Please observe all cordoned off areas for safety and stay behind the barriers.
- Please, no glassware, BBQs, water balloons, etc.
- Parents are asked to keep an eye on your children
- Please clean up before leaving, Trash cans will be throughout the area. This is **YOUR** Greenbelt!
- You are welcome to bring your own food and drink (including alcohol), Please drink responsibly. Those overindulging will be asked to leave by our Security on-site.

Treasurer's Report (Year To Date)

BALANCE SHEET as of April 30, 2019

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Current Assets

Cash Operating Acct.	\$499,724
Cash Reserve Acct.	\$2,164,548
Receivables	(\$12,838)
Prepaid Expenses	\$37,482
TOTAL CURRENT ASSETS	\$2,688,917

Current Liabilities & Capital

Liabilities	\$125,023
Reserves	\$2,137,300
Owner's Equity	\$384,157
Income	\$42,436
TOTAL CURRENT LIABILITIES & CAPITAL	\$2,688,917

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$483,604	\$497,004	(\$13,400)
Operating Expenses			
Payroll/Benefits/Taxes	\$41,782	\$45,332	(\$3,550)
Management Expenses	\$64,817	\$66,284	(\$1,467)
Office Equip/Supplies	\$8,602	\$9,864	(\$1,262)
Professional Services	\$6,622	\$7,564	(\$942)
Facilities Repair/Maint.	\$121,078	\$90,776	\$30,302
Insurance	\$18,605	\$19,728	(\$1,123)
Security Expenses	\$9,247	\$12,732	(\$3,485)
Tax & Licenses	\$14,944	\$4,296	\$10,648
Utilities	\$25,754	\$56,332	(\$30,578)
Recreation	\$10,215	\$13,600	(\$3,385)
Miscellaneous Expense	\$663	\$1,332	(\$669)
Capital Acquisitions	\$0	\$15,680	(\$15,680)
WCST Expenses	\$15,330	\$49,964	(\$34,634)
Reserve Expenses	\$103,508	\$103,508	\$0
Total Operating Expense	\$441,167	\$496,992	(\$55,825)
Net Income	\$42,437	\$12	\$42,425

Rhiannon Harris, General Manager

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

President's Corner –June 2019

As we begin the summer season in the Crossings, many of you and your kids will be heading to the pool. Don't forget to mark your calendars for our new summer kickoff event, the Second Annual **"Concert on the Belt"**! Join us on the greenbelt below the pool for a concert featuring music from the 50s to today brought to you by **Fleet Street!** See the flyer and story in this month's Signal for all of the details.

Pickleball is also here for the summer. On the lower tennis courts, we have striped out two courts and provided the net you'll need. Just check in with the Clubhouse to get the combination to the chest where it will be stored and enjoy this great new activity. Make sure to bring your own paddles and balls.

I wanted to thank our Clubhouse Staff and volunteers for bringing us another great **CHOA Wine Tasting** this past month. I had a great time talking with many of you. I was especially pleased at seeing the many volunteers who answered our call. Without you, we would have had to cancel. On that note, the Board is interested and would like to encourage volunteers for a proposed Social Committee. The committee will help plan and run events with our staff. With more than 1,000 homes, we hope a few of you can join us for this. More details will be coming out soon.

In my past columns, I've been sharing information on the Board operations. I want to add to that this month with a quick note. The Board's responsibility is to **ALL** homeowners. There will be, on occasion, decisions and directions that the Board must take that may not always be popular. **Please know that the Board will ALWAYS do what's best for ALL homeowners** in situations like these. We're here for ALL of you.

Soon we will be approaching our Annual Meeting and election. We're looking for candidates for the Board. We have directors whose terms will be up this year. We are always looking for help and new blood. I encourage all who are interested to consider joining the Board in helping to run our association. Please get in your application to the Business Office by July 15th. As part of the election process, we have a Candidates Night to meet those running. This year, we will be having this as part of another community **Town Hall in August**.

Please join us on June 27th for our next regular monthly BOD meeting.

Until next month...

Mark Weinmann, President

Common Area News

No Fireworks in The Crossings

With 4th of July coming up in a month, we would like to remind you that the Crossings as well as all of Contra Costa County is a firework free zone. There are a number of displays happening within a short drive of our neighborhood, or can be seen from a high vantage point in the adjacent Lime Ridge Open Space. We are next to a large area of dead grass that is marked as a high risk for fire hazard which, if ignited, could cause serious damage to the surrounding area. Please celebrate responsibly.

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.

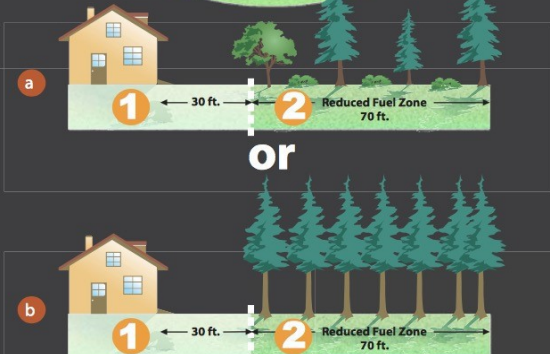
Important Telephone Numbers

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

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or Fire Safe Council for tips and assistance.
www.fire.ca.gov

Vandalism in The Crossings

Did you know the sidewalks and sides of homes lining North and South Larwin Ave are not public property? Homeowners are responsible for maintaining these areas and some have done a tremendous job with their landscaping efforts. We have had reports of individuals uprooting plants, flowers, and décor from the sides of homes along North and South Larwin Ave, ruining the hard work of diligent homeowners. If you spot vandalism or have had it happen to your own home, please contact the Concord Police Department and provide them with the relevant details.

Additionally, we have noticed an uptick in graffiti in the common area spaces. Please report any graffiti you find to the business office with the location of the known vandalism, we appreciate all the help we can get.

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...

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

July 21st: *Noir* by Christopher Moore

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

I Book Club



• [WE'RE IMPRESSED](#) *

4490 Adelia Ct

4482 Camstock Ct

4408 Canoe Birch Ct

4422 Weeping Spruce Ct

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

Thank you

[View From The Clubhouse](#)

How we doing everyone?

If feels like every month I make some comment about the weather, and it still remains to be unpredictable. Hail, heavy rain, and still no days above 76° this May. Not that I'm complaining, the cold never bothered me anyway. 🎵

After a smash hit last year the **Concert on the Belt** is back for another evening of great music, and greater company. Join us on the lawn behind the Clubhouse and Main Pool Deck on **Saturday, June 15th** and enjoy one of the perks of living in Walnut Country.

Has anyone else wondered why we have so many names for our neighborhood? Between Walnut Country, Cowell Homeowners Association and The Crossings, I sometimes have to use all three when talking to other Concord residents and trying to explain our neighborhood. For those of you who are not original owners, you might not know that at its inception, we were several different homeowners associations that merged together in the late 70's. If you're ever interested in learning some Walnut Country history, stop on by the Business Office and I can tell you everything I know about our lovely community.

Arrivederci,
Stephen Sulyma
Clubhouse Supervisor

[Friendly Reminders](#)

- Architectural Applications must be turned in one week prior to the date of the monthly Architectural committee meetings to be accepted. If you turn in an application after the cut off date, it will not be reviewed until the next months meeting.
- The Clubhouse will be closed on **Thursday, July 4th** in honor of Independence day. The three pools will remain open at their regular business hours.
- The Walnut Country Swim Team will be switching to morning practices starting **Monday, June 11th**. They will have exclusive use of the Main pool **Monday - Friday, 7 am - 12 pm**.

Recreation, Preschool & Communications News

Walnut Country Preschool

We have had a wonderful year here at Walnut Country Preschool. We ended the year learning about camping, the beach, and summer fun. Children are looking forward to celebrating the last day of school with a carnival for each of our classes!

As mentioned last month, one of our favorite long time teachers Mrs. Julie, is retiring! 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 popcorn, pizza and a party for Mrs. Julie! All alumni are welcome!

We wish everyone a safe and fun-filled summer and look forward to seeing new and returning families in September!

Walnut Country Swim Team News

Starting June 10 practice will take place between 8 AM to noon Monday-Friday.

The annual WCST fundraiser, Lap-a-thon, took place on May 29th. It is not too late to donate on behalf of your favorite swimmers. Go to GoFundMe.com/WCSTlapathon. Thank you for your support!

Are you a small or kid friendly business owner? The Crossings Challenge on July 12-13 maybe the place to be. The event draws over 500 swimmers (ages 4-18) and their families from around Contra Costa County. If you are interested in being a vendor at Crossings Challenge contact:

wcstcrossingscoordinator@walnutcountry.com.

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

Wine Tasting Was a Rousing Success

We had a great time in the Clubhouse at last month's wine tasting and enjoyed pouring for all the residents who attended. We have around 150 attend which was right on target for our expectations and our continual 25% no show rate. We would like to extend a big thank you to all our volunteer residents who poured at a table, we couldn't have put on this event without you. Going forward with the wine tasting, we will be more strict on ensuring that all attendees are Crossings residents of legal drinking age. Next year we will be checking badges at the door and turning away people who do not have the proper identification, so be sure to stop by the Clubhouse before the next wine event to get your ID badge if you don't have your badges already.

Walnut Country Signal

Senior's Potluck Dinner

Come enjoy the **Sweet Taste of Summer** with the group on **June 5th, at 5:30 p.m.** in the Clubhouse. This will be our last potluck for the summer so bring your favorite summer dish to share. Please note that this is the first Wednesday of June.

If you would like to attend as a first-time guest, call Ken Cellini, Leader (925/798-7839), to reserve your spot and get a food assignment.

New members are always welcome!

After our summer vacation we will resume our dinners on Wednesday, September 11th.

Pool Hours and Swim Team Schedule

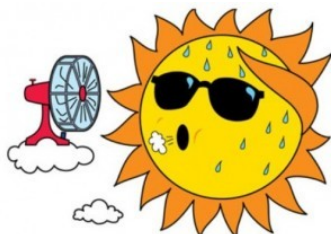
All three pools are now operational for the summer and are open **Sunday - Saturday, 7 am to 8 pm, with exceptions to the Main pool as listed below.** Please be aware that the Walnut Country Swim team uses the Main pool for practices and meets, and has exclusive use of the facility during these times:

Main Pool Practice time:

June 10th - August 1st: 7am - 12pm

Main Pool Meets:

- Saturday, June 8, 6 am – 1 pm
- Wednesday, June 12, 4 pm – 9 pm
- Saturday, June 15, 6 am – 1 pm
- Wednesday, July 10, 4 pm – 9 pm
- Friday, July 12, 12 pm - Saturday, July 13, 9 pm
(Crossings Challenge)
- July 17, 4 pm – 9 pm



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

Summer Swim Lessons

Swim lessons are back this summer and are available for all residents. Our lessons are geared towards beginner swimmers who are looking to get their feet wet and learn the basics of swimming and being water safe. Our lesson plan includes 5, half-hour, private lessons from one of our swim instructors for \$85, taken at the West pool. These lessons are for residents only and signups will begin June 17th. For more information, please contact the Clubhouse. (925) 825 - 0250

The Crossings

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