

# THE CROSSINGS The Signal

July 2019

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## Board of Directors Recall Petition and Voting Timeline

On June 19, a recall petition was submitted to Collins Management with enough valid homeowner signatures to ask for a recall election for two directors on the Board, Mark Weinmann and Todd Peterson. After a required special meeting was held by the Board on **July 2**, the following timeline of events was approved for the recall petition:

**July 8** - A call for candidates is made with a notice of the special recall petition meeting taking place on **September 12**. These candidates would, if either of the recall ballots pass, take the place of those being recalled. The notice will be mailed to all homeowners.

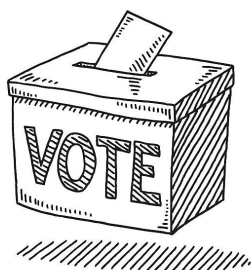
**July 29** - Deadline for candidates to turn in applications to be included on the recall ballot to replace Board members up for recall.

**August 2** - Recall ballot is mailed to all homeowners which includes a ballot to vote for or against each member being recalled and whether to approve or disapprove the candidates for replacement.

**August 30** - Recall ballots are due from homeowners.

**September 12** - A special recall petition meeting occurs during which the results of the ballots will be announced. Ballots will be counted prior to the meeting by an independent third-party that has not been determined.

Note that this recall ballot is not the same as the annual election ballot. A separate timeline for the annual election is provided to the right. More information will be provided in the official mailings.



## Call for Candidates

With the Annual Election season right around the corner, we are officially putting out the Call for Candidacy for the upcoming 2019 Board of Directors election. There are four seats up for election this year, and the submission period for candidacy will be from **Monday, July 8th to Friday, August 2nd**. If you are interested in running for the board, please email your completed nomination form( nomination forms can be found on our website; [www.walnutcountry.com](http://www.walnutcountry.com), a brief statement about yourself and a photo to the General Manager at [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com). Per the Associations Bylaws Article 5, Section 5.3: Qualifications of Directors. Only persons who satisfy all of the following shall be eligible to be elected to or serve on the Board: (i) is a Member in Good Standing or in the case of a Member in Good Standing that is not a natural person (such as a corporation or other entity), an officer, director principal, or authorized representative of the entity, (ii) is over eighteen (18) years of age, (iii) has not been convicted of a felony. Co-Owners of one (1) or more Lots may not serve on the Board at the same time.

Serving on the board requires a commitment of about 7 - 20 hours a month. It is strongly recommended that you attend at least two full Board meetings prior to the election so you can get an idea of the Board member's responsibilities and time commitment involved. These are volunteer positions with no remuneration of any kind so only members in good standing are eligible to serve. Please see the full timeline below.

**July 8 to August 2** - Candidates may submit ballots to nominate themselves for election. Nomination forms are available at the Business Office. Candidates are asked to submit a form along with a brief statement about themselves and a photo.

**August 9** - Ballots are mailed out to the community.

**September 26** - The results of the annual election are announced at the annual meeting. Ballots are opened and counted prior to the annual meeting by an independent third-party that has not been determined.

## Treasurer's Report (Year To Date)

### BALANCE SHEET as of May 31, 2019

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#### Current Assets

Cash Operating Acct.	\$485,340
Cash Reserve Acct.	\$2,195,221
Receivables	\$5,978
Prepaid Expenses	\$32,460
<b>TOTAL CURRENT AS- SETS</b>	<b><u>\$2,718,999</u></b>

#### Current Liabilities & Capital

Liabilities	\$110,537
Reserves	\$2,194,176
Owner's Equity	\$367,755
Income	\$46,531
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b><u>\$2,718,999</u></b>

#### **Year-To-Date BUDGET REPORT**

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$593,030	\$621,255	(\$28,225)
Operating Expenses			
Payroll/Benefits/Taxes	\$53,107	\$56,665	(\$3,558)
Management Expenses	\$82,593	\$82,855	(\$262)
Office Equip/Supplies	\$15,337	\$12,330	\$3,007
Professional Services	\$7,404	\$9,455	(\$2,051)
Facilities Repair/Maint.	\$129,843	\$113,470	\$16,373
Insurance	\$23,238	\$24,660	(\$1,422)
Security Expenses	\$9,563	\$15,915	(\$6,352)
Tax & Licenses	\$14,944	\$5,370	\$9,574
Utilities	\$34,781	\$70,415	(\$35,634)
Recreation	\$13,577	\$17,000	(\$3,423)
Miscellaneous Expense	\$687	\$1,665	(\$978)
Capital Acquisitions	\$0	\$19,600	(\$19,600)
WCST Expenses	\$32,043	\$62,455	(\$30,412)
Reserve Expenses	\$129,385	\$129,385	\$0
<b>Total Operating Expense</b>	<b>\$546,502</b>	<b>\$621,240</b>	<b>(\$74,738)</b>
<b>Net Income</b>	<b>\$46,528</b>	<b>\$15</b>	<b>\$46,513</b>

**President's Corner – July 2019**

Fellow Homeowners,

I was reflecting recently on my involvement with the CHOA Board of Directors. I have had the privilege of serving with many Board members and completing numerous achievements that made Walnut Country a better place for all homeowners and, more importantly applied significant learnings to operate the association as the multi-million dollar business that it is efficiently, effectively and ethically.

During that time, we asked – no, we begged for volunteers - to get involved. Very few answered that call and fewer still even bothered to attend a meeting. It was very sad and unfortunate that we had so few willing to answer the call.

One thing that I try to take away as a positive from the current situation is that members of the association are now willing to get involved. Though the source of this newfound community involvement and energy isn't ideal, I hope this level of interest continues long after the current situation regarding the Main Pool is well in the rearview mirror whatever its outcome may be. Our community works, thrives, and survives with volunteers on the Board, on our Committees, and at our events so we need to keep the energy going for a long time. The association wants and needs your involvement. But you must be willing to do so with an open mind and be willing to represent all 1,062 homeowners.

Given the current environment, I would like to reinforce the message of the recent WCST-CHOA Board joint statement. Both “humbly requested that the current rhetoric, vitriol and abusive behavior be eliminated. There is no reason that we cannot work together with increased respect and professionalism. I believe we all have room for improvement and further commitment to this is still needed.

Recently on July 2, we finished a meeting of the Board to set the date for the Special Meeting for the purpose of the vote on the recent recall petition. It will occur on September 12<sup>th</sup>. Some criticized the “hastily” schedule meeting. Please understand, the Board was required to hold this meeting in order to set the date for the Special Meeting due to the petition to recall two Board members. It needed to be set for this date and time to satisfy our obligation to set the date within a certain time period. No conspiracies, no emergency meetings, just a meeting to act upon the homeowner's request. Since the meeting, we have heard that we may not be moving fast enough to hold the special meeting. While some do want to speed things along, we must look at the bigger picture. The issue of a recall is a serious step. It needs to be carefully considered by all 1,062 homeowners. They need time to first understand the issue and the reason behind it. Given that, they may need time to determine if they wish to consider themselves a candidate for a potential vacancy. Finally, they need to understand both sides of the recall and their positions, who the candidates on the ballot are and their qualifications before they vote. Rushing this process, while desired by some, could ultimately be unfair. We need to give all homeowners the proper time to hear, understand, consider and vote.

Please join us on July 25<sup>th</sup> for our next regular monthly BOD meeting.

Until next month...

**Mark Weinmann, President**

## Common Area News

### Volunteers Needed for Fall BBQ

As mentioned before, CHOA events now require volunteers from the community to plan and do the day-of operations prior to opening up the events to RSVP. Many, many of us enjoy these events and with 1,062 homes we would like to see the community rally to keep these events happening by giving of their time.

CHOA is asking for **ten volunteers** to sign up by **Friday, July 12**, to plan the Fall BBQ for the community. This event requires vendor reservations be made at least 60 days prior to the event, hence the call for action. The event is scheduled for Saturday, September 7. Fifteen volunteers will be needed for the day-of operations.

**If we do not get enough volunteers to plan the event then the event will be cancelled.**

Signing up to help with the Fall BBQ does not mean you are signed up for every event thereafter. This is an unpaid position except in the form of kudos and thanks from your fellow neighbors. Additional volunteers will be needed for the day-of operations and will be requested at a later time. Please email [Recdirector@walnutcountry.com](mailto:Recdirector@walnutcountry.com) if you would like to sign up.

### 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

### Preventing Vehicle Theft and Break-In's

There has been a number of vehicle break-ins in The Crossings over the last couple of years, affecting all corners of the neighborhood. The best way to prevent petty theft from your automobile is a combination of prevention, and dissolution. Always lock your car when leaving it parked on the street or driveway, and do your best to keep any valuables either out of sight, or locked in your glove compartment.

If you do have something stolen out of your car, please call the concord PD non emergency line and/or go down to the station to file a police report. Filing a police report is the easiest way to get your things back if they are recovered by the police department. One way to expedite the process of getting your recovered goods back is to keep a record of any serial numbers from your electronic devices. Take pictures and keep records of any barcodes and serial numbers of your phones, cameras, tablets, portable gaming devices, laptops or anything else that criminals can easily change the outward appearance of.

### Bad Season for Bugs

Between the long winter, rainy spring, and temperamental summer weather, there is an abundance of six-legged critters digging, crawling and flying around the neighborhood. From our talks with our pest control company, they are saying that this is one of the worst summers in terms of pest management that they have faced in years. Please keep an eye out for unwanted house pests, and talk to your own pest control company about any problems you might see. This time of year, critters are looking to stay cool and pick off any easy food or water they can find. Be sure to keep all trash cans closed, and inspect the perimeter of your home or any entrances that an unwanted visitor might try to get in.



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...

**July 21st:** *Noir* by Christopher Moore

**August 20th:** *The Woman's Hour* by Elaine Weiss

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

# I Book Club



• ***WE'RE IMPRESSED*** \*

4661 Sugarland Cir

4479 Camstock Ct

4480 Camstock Ct

4486 Camstock Ct

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

*Thank you*

[View From The Clubhouse](#)

Hello Everyone,

As my eight-year anniversary working for Cowell Homeowners Association approaches, I would like to take the opportunity to talk about my experience and history working for you the residents of this neighborhood. I have lived here all my life, participated in various programs offered through the community such as T-ball, Tennis with Thor, Cub Scouts and more.

Since being promoted to Assistant Manager in March of last year, I now oversee all the recreation activities in the neighborhood, help plan the annual events, manage the architectural committee, and have been assisting our general manager Rhiannon Harris with solving the problems that walk through the Business Office door.

I have always said that the Crossings is not only one of the best neighborhoods in the Bay Area, but all of California. With that, I ask that you please remember to treat each other kindness, courtesy, and respect. We are all neighbors, and we should be treating each other as such. The vitriol that has plagued social media recently is unbecoming and uncharacteristic of our lovely neighborhood. We may not always agree with each other, but that is no excuse to resort to personal attacks and harassment online or in person. As someone who has now been broadcasted in the local news, which has already impacted my personal, and potentially professional life, I am disappointed in the way this has progressed. It has affected the CHOA staff and management who have had no part in this, have no votes, and work for you, the homeowners. We're just trying to do our jobs, and live our lives, all we ask is that you respect that and approach us in the proper setting for any HOA issues you have. Thank you and have a happy summer.

Until Next time,  
*Stephen Sulyma*  
*Clubhouse Supervisor*

***Friendly Reminders***

- The **Crossings Challenge** takes place on Friday, July 12th to Saturday, July 13th, please be aware that traffic in the neighborhood will increase over those two days.



## Recreation, Preschool & Communications News

### Walnut Country Preschool

No new news for now, stay tuned for announcements regarding the upcoming 2019 school year.  
Have a great summer!

### Walnut Country Swim Team News

**Dine & Donate.** Our next Dine Donate event is July 9 at Burger Lounge in The Orchards. Mention WCST at the register.

**Crossings Challenge.** WCST will be hosting the 20th Annual Crossing Challenge July 12-13. Stop by the pool deck to cheer swimmers from eight teams and while you're there grab a bite to eat at the Stingray Cafe.

### 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**

### Halloween Props, Costumes, and Decorations Donations

One of the longest standing traditions in the Crossings is the yearly Haunted House we put together in the Clubhouse. We are always on the lookout for new items to add to our collection of spooks scares and scenery. If you are looking to get rid of something you might think we would want, please call or email the Clubhouse and let us know what you have. A large portion of the items we have collected over the years have been donated by residents, and with each new item brings new life to a new scene for a future years haunt. Donations can be either dropped off at the Clubhouse, or if you email the Rec Director, Stephen, arrangements can be made to meet at the firehouse and give you a rare chance to see inside one of the few remaining monuments to the town of Cowell.

### Concert on the Belt

Thank you to all the residents who attended this years Concert on the Belt. It was a unseasonably cold and windy night which we did not expect when the date was set in December of last year. Fleet Street put on a good show and enjoyed performing for you lovely folks, we hope that you enjoyed the show as well, and we'll try to make the weather cooperate with us better next year.

## Walnut Country Signal

### Senior's Potluck Dinner

We are on summer break.. No potluck dinners in July or August. We start up again in 2 months.

Please join us in **September** for dinner on the 11th at 5:30 at the Clubhouse.

If you would like to attend as a first-time guest, call Ken Cellini, Leader (925.798.7839) before September 4th to reserve your seating and to get a food assignment.

Have a good summer vacation.

### Pool Hours and Swim Team Schedule

All three pools are operational for the summer and are open **Sunday - Saturday, 7 am to 8 pm, with exceptions to the Main pool as listed blow.** 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

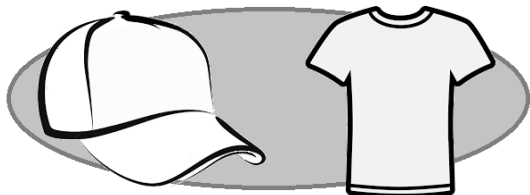
#### Main Pool Meets:

- 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

### 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 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**

## The Crossings

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