

# THE CROSSINGS The Signal

## AUGUST 2019

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### **Recall Ballot Timeline and Mailing Incident**

As you may already be aware, the ballots for the recall election have been mailed out to homeowners. Please see the timeline below for information on when the ballot is due, and when results of the recall will be announced.

**September 5** - Recall ballots are due.

**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 inspector of elections.

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.

Cowell HOA has employed the services of California Association of Homeowners Associations, Inc. as the inspector of elections for the current special ballot for the recall.

Our management inquired as to the status of the mailing and asked to see the materials to be mailed. It was discovered that the company had not included the candidate statements for those wishing to replace those who may be recalled and that the mailing had already occurred. Management let California Association of Homeowners Associations, Inc. know that this mistake was unacceptable and requested corrective action be taken immediately.

The company will be mailing out a second letter ASAP to include the missing candidate statements. This is an unfortunate error on the part of the appointed inspector of elections. This is unacceptable to our Board and we have asked for the company to investigate this incident and respond to us with its cause.

### **Annual Election and Meet the Candidates Night**

The annual Board of Directors election is coming up next month, with ballots already in the mail. The candidates for this year's Board of Directors election are:

**Edward Baluta**  
**Brian Beckon**  
**Marc Buchanan (Incumbent)**  
**Salinda Cardoza**  
**Rebecca D'Lima**  
**Mark Weinmann (Incumbent)**

Each household receives four votes, and may cast one vote per candidate. Write-in candidates are not allowed. Homeowners will receive a voting package by mail that will include the candidate bios, instructions for voting and a pre-paid envelope to place your secret ballot in and mail to the third party inspector of elections, California Association of Homeowner Associations. Ballots for the general election have been mailed out and they must be received by the third party inspector by **September 26th**.

**Please do not drop off election ballots at the Business Office, we are not the inspector of elections for the annual and recall elections, any election ballots dropped off at the Business Office may not be counted in these elections!**

We will be hosting a Meet the Candidates night on **Sunday, August 25th** from **3-5pm** at the Clubhouse, to allow residents an opportunity to meet, and ask questions to the candidates that are running in the election.

**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 inspector of elections.



## Treasurer's Report (Year To Date)

### BALANCE SHEET as of June 30, 2019

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Current Assets

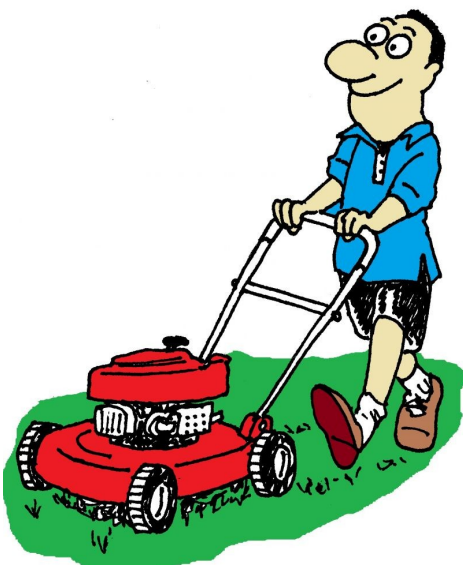
Cash Operating Acct.	\$547,705
Cash Reserve Acct.	\$2,206,738
Receivables	\$5,590
Prepaid Expenses	\$27,437
<b>TOTAL CURRENT AS- SETS</b>	<b>\$2,787,470</b>

Current Liabilities & Capital

Liabilities	\$183,939
Reserves	\$2,201,324
Owner's Equity	\$367,755
Income	\$34,435
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b>\$2,787,470</b>

**Year-To-Date BUDGET REPORT**

	Actual	Budget	Actual Over (or under)
Total Revenues	\$713,094	\$745,506	(\$32,412)
Operating Expenses			
Payroll/Benefits/Taxes	\$65,216	\$67,998	(\$2,782)
Management Expenses	\$98,479	\$99,426	(\$947)
Office Equip/Supplies	\$18,711	\$14,796	\$3,915
Professional Services	\$13,098	\$11,346	\$1,752
Facilities Repair/Maint.	\$167,733	\$136,164	\$31,569
Insurance	\$27,870	\$29,592	(\$1,722)
Security Expenses	\$14,388	\$19,098	(\$4,710)
Tax & Licenses	\$14,944	\$6,444	\$8,500
Utilities	\$41,949	\$84,498	(\$42,549)
Recreation	\$14,499	\$20,400	(\$5,901)
Miscellaneous Expense	\$687	\$1,998	(\$1,311)
Capital Acquisitions	\$0	\$23,520	(\$23,520)
WCST Expenses	\$45,822	\$74,946	(\$29,124)
Reserve Expenses	\$155,262	\$155,262	\$0
<b>Total Operating Expense</b>	<b>\$678,658</b>	<b>\$745,488</b>	<b>(\$66,830)</b>
<b>Net Income</b>	<b>\$34,436</b>	<b>\$18</b>	<b>\$34,418</b>



### President's Corner –August 2019

Fellow Homeowners,

It is with some sadness that the Association had to report recent acts of vandalism and property damage where homeowners and association property were damaged. Additionally, we have had a recent rash of mail thefts. We will be in contact with US mail personnel to gather more details on these. I'm not going to go into the details of these incidents but want to use them to educate on Association responsibilities regarding security.

The Association has, for many years, employed a security company (First Security) to monitor our property. The company's responsibility centers on the Association's property, that is, the Greenbelt and facilities. They do not patrol or monitor the streets or homes within the Association. These are under the jurisdiction of local authorities (police for safety and security). Additionally, the random security patrols that do occur each day starting in the evening and going into the early morning hours, as these are traditionally the most vulnerable hours for the Association's property. Each day, the Board and management receive reports from the previous night. Overall, this system and process has served us very well as we have had very few incidents reported. We do have occasional spikes and work with the security company to address those as they occur. Increasing patrols significantly, as has been referenced recently, would require a significant increase in expense as well. This has been done in the past but the benefits were very low and, therefore, moved back to our current model.

Here's a good rule of thumb that we ask you to follow regarding reporting incidents:

- If the issue is on either Association property or on the streets/homes AND is of an urgent nature where a threat exists, dial 911.
- If the issue is on Association property during the day, please immediately call the Business Office and report it to management. If during the evening and late-night hours, please contact First Security at 877-900-1110. They will send a patrol to investigate.
- If the issue is on the public street or at a home and of a non-emergency nature, contact the Concord Police at their non-emergency line 925-671-3220. If our security is called for these types of incidents, they will be very limited in what they can do. The better bet is to call the police.

We also ask that all homeowners and residents be diligent in watching out for the Association's property as well as your neighbors. Keep an eye out and report when necessary using the guidelines above.

Please join us on August 22, for our next regular monthly BOD meeting. Until next month...

Mark Weinmann, President

## Common Area News

### Vandalism on the North Slope

On August 1st, we were notified that the recently installed irrigation system on the North Slope, the site of our recently completed landscape project, had been vandalized. The majority of the sprinkler heads that had been installed were broken off. The damage to the sprinklers will cost more than \$1,000 dollars to repair. As per association policy, the association 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. As above, if you have any information about the incident or the individuals involved, please let us know.

### Back to School/Fall BBQ

We are proud to announce that we have met the volunteer requirements and will be bringing back the Fall BBQ for another year! This years event will take place on **Saturday, September 7th**, from **11pm—3pm**. This is one of the largest events we put on every year and is a great chance to say goodbye to the summer with good food, great company, and a whole slew of activities including bounce houses, games, the return of the dessert bake off. This year we have two different categories, one for adults and one for kids (16 & younger), with no parameters around what dessert can be submitted for each category. To enter into the bake off, please look for the dessert submission link that will be published next to the RSVP link on our website at the address listed at the bottom.

RSVPs are open now and will close on **Monday, September 1st**, so be sure to RSVP by then to ensure you get a meal ticket. This event is for **residents only**, and you will be asked to show your CHOA ID badge or other form of photo ID to receive your meal ticket. For this and all future events, please go the link below and let us know if you will be attending. We'll see you there!

[www.Walnutcountry.com/RSVP](http://www.Walnutcountry.com/RSVP)

### 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

### Mail theft

It has been brought to our attention that there has been a drastic increase in mail theft over the past few weeks in our neighborhood. Several streets along South Larwin Ave have been heavily targeted and have had their mail either stolen, or dumped on adjacent streets by the perpetrators. This has been happening to homes with both individual and cluster mailboxes, with the thieves leaving behind a trail of open mailboxes, and unwanted mail.

If you are a victim of mail theft, please notify the post office and report any relevant details to them at **1-800-275-8777**. Additionally, you should call the Concord Police Station at **925-671-3220** and file a report so they have a record of the incident, or file a report online through their website.

Several voting ballots have been and will be mailed out to homeowners in regards to the Board of Directors elections. If you have not received a ballot for one or more of the elections or votes, please contact the Business Office so that we can coordinate the delivery of a new ballot to your address.

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...

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

**September 17th:** *Hercule Poirot: The Complete Short Stories* by Agatha Christie

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

I ♥  
Book Club



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

4420 Sugarland Court

4400 Catalpa Court

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

*Thank you*

[View From The Clubhouse](#)

Hey there everyone,

What a wild summer it has been, but with August rolling around, hopefully the cool weather will get here soon and give us a break from the heat.

I would like to thank everyone who called, emailed or stopped by and signed up to volunteer their time for the Fall BBQ. As the person now responsible for coordinating the events, it has been a great sigh of relief that people stepped up to the plate and were willing to donate their time and energy to help bring this great event back for another year. Please read the article on the previous page for details on how to RSVP for this fun, free event.

Like the BBQ, the next attraction on our list of upcoming events is the Haunted House. In addition to costumes and props, we need volunteers to help us in knocking off the spider webs, moving props, and participating in the haunt itself. If you or anyone you know would be interested in volunteering for this great event, there will be more information published in September Signal including the date for the first volunteer information meeting. Please note that any children volunteering must be at least 10 years old.

That's all for now.

*Stephen Sulyma*  
Clubhouse Supervisor

[Friendly Reminders](#)

- All three pools will close for the season after Labor Day on **Tuesday, September 4th**. Make sure to get all your swimming in before then.
- The Clubhouse and Business Office will be closed on **Monday, September 3rd** in observance of Labor Day.
- We apologize for the tardiness of the signal the past two months, however due to needing pertinent election information and backup from the significant increase in homeowner requests.

## Recreation, Preschool & Communications News

### Walnut Country Preschool

The 2019/2020 school season will begin after labor day, for more information about the Walnut Country Pre-School, please call 925-798-9686 , or email [wcpreschool@astound.net](mailto:wcpreschool@astound.net)

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### Walnut Country Swim Team News

#### Upcoming Events

August 11th-End of Year Award Ceremony at the Greenbelt just below the pool deck at 5 PM

Thank you to our community! Go Stingrays!!

\*\*\*\*\*

### Notice of Litigation

As many of you know, the Board has been engaged with the Walnut Country Swim Team regarding their exclusive use of the Common Area main pool and associated issues. As indicated earlier, both parties retained legal counsel to represent their interests. Unfortunately, on Monday afternoon, July 29, 2019, the WCST lawyer advised the Association of its intention to file a lawsuit against the Association to stop any – and all- action it is taking regarding this matter and to request a Temporary Restraining Order against the Association so a Judge could intervene. Association counsel had no other choice than to prepare for and attend the hearing on Wednesday, July 31<sup>st</sup>. While the Association prevailed at the hearing and the Judge did not grant the TRO requested by the WCST, there is now pending legal action in which the Association must participate.

Based on the WCST's filing of a lawsuit against the Association, the Association has also tendered a claim against its insurance policies. Although we are awaiting confirmation of coverage by the insurance companies involved, we expect to have such information shortly. Regardless of insurance coverage, the Association intends to defend itself vigorously in this matter and ensure that the members are permitted to vote on this important issue.

The Board understand the membership's interest in this matter and is cognizant that this issue is taking a toll on the community. However, because the plaintiffs in this case – the WCST – are comprised of fellow Cowell homeowners, there will be a limit to information that can be shared with the entire membership. Records filed with the Court are available for public review and questions about the details of the lawsuit will be answered only by review of those documents. The Association will not be able to provide detailed updates as in other cases.

To be clear, the Board did not expect the WCST to react to the membership vote in this manner. The team has indicated publicly that it was interested in resolving this matter, so its decision to file a lawsuit was surprising. However, the Board has an obligation to protect the interests of the entire membership and will make its best efforts to defend the corporation and the members' rights to use the Common Area in a manner consistent with the governing documents and the law.

Please understand that questions regarding the lawsuit which are sent to the Board, General Manager or members of management will not be responded to for the above reasons. Individuals interested in reviewing the legal documents can do so by visiting the Contra Costa County Superior Court in Martinez or by accessing such records online.

We ask for the membership's continued understanding and patience throughout the litigation process.



## 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.

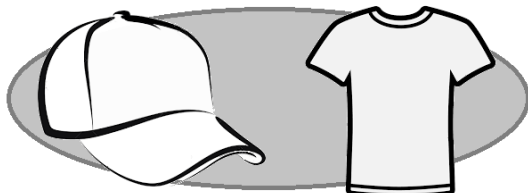
Have a good summer vacation.



### 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 two 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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