

THE CROSSINGS The Signal

OCTOBER 2019

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Recall Election Results

On Thursday, September 12th, the recall election ballots were counted and the result was 264 Yes votes to 159 No votes to recall CHOA Directors Mark Weinmann and Todd Peterson.

As a result, Mike Cannon and Mike Kindorf have assumed the remaining terms of Mark Weinmann and Todd Petersen.

Also, due to the Board Officers succession process, Donna Glover was made the interim CHOA President until new CHOA Board Officers were selected and approved during the CHOA Board Meeting on September 26th.

Thank you to Mark and Todd for your time and service to this community.

Haunted Clubhouse

The Haunted Clubhouse is back again for another year of shills and thrills. This year's event will take place on **Friday and Saturday, October 25th and 26th**. We do two different versions of the haunt; a lights on fun version for young children, from **6:00PM to 7:00PM** and the lights off scary show, from **8:00PM to 10:00PM**. (We will stop letting people get in line at 10:00PM but everyone already in line will get to go through.) All residents will receive 5 free tickets which can be picked up in the Clubhouse now. Additional tickets can be purchased either at the Clubhouse or at the door for \$5 each. Please note that the last day to pick up your free tickets is **Sunday, October 20th**.



Annual Election Results

The results of this year's Board of Directors' elections are in and the ballot count were as follows:

- Salinda Cardoza 365
- Edward Baluta 313
- Rebecca D'Lima 292
- Brian Beckon 282
- Marc Buchanan 175
- Mark Weinmann 152

The four candidates who received the highest vote totals were Salinda, Edward, Rebecca, and Brian. They were seated as new Board Members at last Thursday's Annual Meeting. Donna Glover, who had one more year on her current term, has decided to resign from the Board effective October 1st. Since last Thursday's Annual Meeting, Salinda Cardoza has decided to resign for personal reasons. Her resignation was effective as of September 27th.

At the Annual meeting, the proposed IRS tax resolution passed with a verbal approval from the membership present.

The following were appointed to serve as Officers and Directors:

- President - Mike Kindorf
- Vice President - Mike Cannon
- Treasurer - Edward Baluta
- Secretary - Vacant as of 9/27/19
- Director - Donna Glover, resignation effective 10/1/19
- Director - Rebecca D'Lima
- Director - Brian Beckon

In addition to officer positions, the following Board members were appointed to chair these committees:

- Landscape - Edward Baluta
- Architectural - Vacant as of 9/27/19
- WCST - Rebecca D'Lima

Treasurer's Report (Year To Date)

BALANCE SHEET as of August 31, 2019

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Current Assets

Cash Operating Acct.	\$356,446.37
Cash Reserve Acct.	\$2,203,465
Receivables	\$5,369
Prepaid Expenses	\$28,481
TOTAL CURRENT AS- SETS	<u>\$2,593,763</u>

Current Liabilities & Capital

Liabilities	\$119,471
Reserves	\$2,201,394
Owner's Equity	\$272,898
Income	\$94,873
TOTAL CURRENT LIABILITIES & CAPITAL	<u>\$2,593,763</u>

Year-To-Date BUDGET REPORT

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$969,709	\$994,008	(\$24,299)
Operating Expenses			
Payroll/Benefits/Taxes	\$95,739	\$90,664	\$5,075
Management Expenses	\$147,533	\$132,568	\$14,965
Office Equip/Supplies	\$28,226	\$19,728	\$8,498
Professional Services	\$115,597	\$15,128	\$100,469
Facilities Repair/Maint.	\$210,083	\$181,552	\$28,531
Insurance	\$22,540	\$39,456	(\$16,916)
Security Expenses	\$22,723	\$25,464	(\$2,741)
Tax & Licenses	\$14,944	\$8,592	\$6,352
Utilities	\$86,717	\$112,664	(\$25,947)
Recreation	\$19,381	\$27,200	(\$7,819)
Miscellaneous Expense	\$473	\$2,664	(\$2,191)
Capital Acquisitions	\$0	\$31,360	(\$31,360)
WCST Expenses	\$93,608	\$99,928	(\$6,320)
Reserve Expenses	\$207,016	\$207,016	\$0
Total Operating Expense	\$1,064,580	\$993,984	\$70,596
Net Income	(\$94,871)	\$24	(\$94,895)

Rhiannon Harris, General Manager

The Crossings Business Office
925- 687-9961
Businessoffice@Walnutcountry.com**President's Corner – October 2019**

Hello Walnut Country,

As you are probably aware, our Annual Meeting for the Cowell Homeowners Association was held on September 26th. At the meeting, the ballots for the Annual Election of Directors were counted and the results were announced. You can see the results and new Board of Directors makeup on the front page of the Signal.

I would like to extend thanks and appreciation to Barry Collins and Dave Stelter, who finished their terms as Board Directors on the 26th. The community appreciates their time, dedication, and effort. We would also like to thank and recognize Donna Glover for her years of service to this community. Donna has decided to step down from the Board of Directors effective October 1st and not serve the remaining year of her current term. Donna has served our community on the Board for many years in many officer positions, most recently as the Treasurer and the Interim President. She has also been the driving force behind many of the activities at Walnut Country. Thank you Donna for everything you have done and the assistance you have provided to the new board members, myself included.

After the Annual Election, newly elected Board Member Salinda Cardoza decided to resign her position for personal reasons. We wish her the best.

With the two Board Member vacancies created with Donna and Solinda stepping down, the Board will start the process of identifying and selecting replacements pursuant to our Bylaws. You can expect an announcement at the October meeting that will clarify the process and timeline.

As you are likely aware, Collins Management gave the Cowell Homeowners Association official notice of their intent to end their contract with us and no longer serve as our property management company effective mid-November. Board Vice President Mike Cannon has been identifying and researching perspective replacement companies. The Board will hear formal presentations from two perspective companies the first week of October. We will keep researching additional companies, as our desire is to have a minimum of three formal bids before making a selection. The work of selecting a new property management company is your Board's top priority.

Lastly, we are all certainly aware that this summer has been a difficult time for our community, and that the dispute has taken a personal toll on many. We now find ourselves in internal legal conflict. Your Board's desire is to resolve the dispute related to our community swim team and find appropriate and legal solutions through compromise and arbitration.

The Cowell Homeowners Association Board of Directors now consists of all newly elected members. Many of your Directors have past experience serving on other boards, including corporation and non-profit boards. That being said, there will be a period of transition as we adjust as a group to the new positions and responsibilities. We pledge to you transparency and open decisions that are in the best interest of this outstanding community. It is a privilege to work for you as your Board of Directors.

Mike Kindorf
President

Common Area News

Continual Landscaping Vandalism

There has recently been a major increase to vandalism in the newly landscaped common areas in the community. We are asking the community to please be aware and report any suspicious activity to the Concord Police Department as well as the Business Office immediately. Over the past months we have had the following incidences of vandalism:

8/1/2019: Over 20 sprinkler heads were kicked off throughout the irrigation in the newly renovated North Slope

8/21/2019: Several newly planted plants were dug up and stolen from the North Slope, and excessive fertilizer was dumped on the new sod, killing portions of the new landscaping.

9/11/2019: Exposed piping to the central well on the greenbelt was destroyed in an attempt to flood the area currently under construction. As a result of this damage one of the wells booster pumps is now failing, affecting the irrigation and watering of up to 10 acres of the Greenbelt

9/25/2019: The Central well was tagged with graffiti.

The Association is now responsible for additional cost to repair the damaged equipment and landscaping due to these incidences. The Association is prepared to pay up to \$2,000 for information leading to the arrest and conviction of anybody who willfully destroys or damages association property.



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. Summer Galer	925-671-5083

House Numbers

Having trouble getting your Amazon deliveries? Maybe it's your house number (or lack of it!). It's vital that house numbers are clearly visible from the street in daylight, at night, and are not blocked by vehicles or vegetation, so that they can be easily seen by first responders, utilities, and delivery services (and your guests!) The numbers should be attached to the house and be a size and contrasting color that is clearly seen from the street. Numbers painted on the curb are easily blocked, and numbers on mailboxes can be obscured by vehicles or can be confusing if on a post shared with others. In the case of evacuation, your house number must be clearly visible if you need assistance. Please take the time to check and update your house numbers now!

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...

Tuesday, October 15th: *Don't Turn Your Back on the Ocean*, By Janet Dawson

Tuesday, November 19th *November 19th: The Ten Cent Plague: The Great Comic Book Scare and How it Changed America*, By David Hajdu

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

I ♥
Book Club



- [WE'RE IMPRESSED](#) *

4417 Shellbark ct

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

Thank you

[View From The Clubhouse](#)

Greetings All,

Here at the Clubhouse we have a lovely staff of residents who work hard to ensure that you are able to enjoy the recreational benefits that our HOA has to offer. If you haven't gone down to the Clubhouse and introduced yourself to the staff down there, take a trip and stop on by to say hi. Our Clubhouse staff is knowledgeable in the different amenities, events, and can provide extra copies of the rules booklet if the Business Office is Closed.

Our staff is comprised of Jeff Sauve, Nathan Shaver, Nicole Hayman, and Olivia, all of whom reside in The Crossings and have been working at the Clubhouse for a varying amount of time.

When asked to describe himself, Jeff Sauve says: Longtime resident of the crossings, owner since 1998. Raised my family here, we love Walnut Country! Avid skier, fly fisherman, and motorcyclist.

Nathan has been working at the Clubhouse since 2016 and is an avid reader and fantastic writer. Nicole is our newest hire, but has brought with her years of community experience from volunteering and engaging in many of our events. Finally, Olivia has brought with her years of experience working with children, and has picked up the duties of a recreation assistant in record time. All and all we have a wonderful staff working at the Clubhouse, and if you have the chance, take a minute to stop by and chat with them, they're all wonderful people who are working hard to ensure our community is as great as it can be.

[Friendly Reminders](#)

- At the September 26th Board Meeting, the Board voted on leaving all three pools open for now, and their closing date will be determined at management's discretion. This means the pools will remain open weather permitting, and will have announced closure dates once it is deemed too cold to swim by the association's management company
- The Clubhouse Game room and Lounge will be closed from October 18th through 27th for the Haunted House, the Office and Gym will remain open during their normal hours.

Recreation, Preschool & Communications News

Walnut Country Preschool News

The 2019/2020 school season has been strolling along, with the holidays approaching and all the children excited for Halloween! For more information about the Walnut Country Pre-School, please call 925-798-9686 , or email wcpreschool@astound.net

Collins Management Notice of Termination

The Board of Directors received a 60-day contract termination notice from our Management Company, Collins Management on September 17th. This decision was difficult as stated in their letter as they have greatly enjoyed serving the community for the last 9 years, but sometimes a fresh start is called for, and these are one of those times.

Although the property management functions will cease November 16th the management company has offered to make reasonable accommodations for the Board to take appropriate action within a reasonable timeframe. Once the new board has been seated after the annual election results on September 26th, they will begin the process of selecting a new management company.

Fall BBQ Results

We had a blast at the Fall BBQ with all those that attended. We had a lower turnout than in previous years, but everyone who showed up had a blast with the crafts, bounce houses, BBQ lunch and tasty treats. We still struggle with a consistent ~25% no show rate for the majority of our events, and for events where food purchases are based off of guest count, it makes is especially difficult. While we try to take into account that typical no show rate and calculate it into the budgets, we would appreciate you updating your RSVP status on Evite if you have RSVP's yes and find out after that you will not be able to attend.

This event couldn't have happened without the couple dozen residents who volunteered to help plan, setup, and take down this event. We would like to express a very warm hearted thank you to all of our wonderful volunteers who helped bring this event back for one more year, we couldn't have done it without all of your hard work and dedication.

Indigo Court 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 Indigo court. If you live on or near Indigo court and would like to volunteer to deliver the Signals, please call (925) 687-9961 or email recdirector@walnutcountry.com

Scouting For Food

Boy Scout troop 444 will be making their rounds soon for their annual scouting for food event. If you have any extra canned, bagged or boxed food that you would like to donate be on the lookout for hangtags being left on your doorstep. The scouts will come around to hang tags on doorknobs on November 12th, and come back around on November 16th to collect any donations left on your doorstep.

Food Donation Suggestions - Non-perishable Food Items No open or glass containers! Canned goods, (tuna or chicken, fruit, vegetables, soups or chili, spaghetti or ravioli,) peanut butter, cereal or Pop Tarts, pancake mixes, muffin mixes, crackers, cookies, instant soup, rice, beans, pasta, powdered juice, powdered milk, dried fruits and snack bars

Walnut Country Signal

Senior Potluck Group

Fall is in the air and it is OCTOBERFEST time. Let's pull out those German cookbooks (or check a German food web site) and get cooking. Maybe practice your polka too. Join the group on October 9th at 5:30 at the Clubhouse.

If you would like to attend as a first-time guest, call Ken Celini, Leader, (925.798.7839) by October 2nd, to reserve your spot and get your food assignment.

New members are always welcome!

See you October 9.

Upcoming Potluck dates are **November 13** (2nd Wednesday), and **December 4** (1st Wednesday).

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

Advertisements

Harvest Festival
Saturday, October 26th
4:30 pm - 6:30 pm

The Gym @ Faith Missionary Baptist Church
4266 Thompson Dr, Concord

Come Enjoy Free Games, Food & Fun Including...

Bean Bag Toss	Shuffle Board	Football Throw
Fishing	Ring Toss	Mini Golf
Dart Board	Bucket Toss	Photo Spot
Face Painting	Giant Inflatable	Cake Walk

Activities for all ages! Costumes are welcome!

Boutique & Vendor Fair

Saturday, November 9th, 2019

10 am – 4 pm

Faith Missionary Baptist Church Gymnasium
4266 Thompson Dr, Concord

Crafts including crochet, paper crafts, baked goods, artwork, woodwork, soap, scarves, aprons, tote bags, toys, holiday décor, stocking stuffers & more.

Come browse the booths of these vendors:

Simply Fun DotDotSmile H2O @ Home
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Advertisements

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