

# THE CROSSINGS The Signal

NOVEMBER 2019

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## Board Of Directors Call for Candidates

After our Annual Election in September, two Board Members decided to resign from their positions. One resignation was from an incumbent, who decided not to serve the last year of their two year term. One resignation was from a newly elected Board Member who decided to resign the following day. Our rules state that the Board can appoint homeowners to fill those vacancies instead of waiting for the next annual election. Traditionally, the Board has accepted applications, then conducted interviews and voted to fill the vacancies in Executive Session (not open to owners).

At the October 24<sup>th</sup> monthly meeting, there was Board discussion and owner input on how best to fill the current vacancies. The Board greatly appreciated the owner input and discussion that occurred at the meeting. Based on the input and discussion, the following process will be followed at to fill current vacancies:

Interested Homeowners in good standing can apply for the current Board of Director vacancies by going to the Walnut Country website and selecting "Documents and Forms." From there, select "Applications / Forms" and print the "Board Member Nomination Form."

Link: <http://walnutcountry.com/wp-content/uploads/2016/08/CHOA-Board-Nomination-Form.pdf>

Fill out the form and submit to the Business Office by **5:00pm on Friday, November 22<sup>nd</sup>**. Applications are best submitted to the email address on the form. If you prefer, you can give a paper copy of your application to the General Manager.

All Applicants will be invited to attend the December 5<sup>th</sup> meeting. Each applicant will be asked a short series of questions by the Board during the open meeting so that all owners can see and hear the process. The Applicants will be sequestered in a different room while other Applicants are being interviewed so as to not give any one Applicant an unfair advantage.

At the end of the interviews, the Board will conduct a secret ballot vote to determine who will fill the board vacancies, pursuant to our process in our governing documents.

An idea was suggested to the Board at the October meeting that interview questions be submitted by Homeowners. If you have a question that you would like to hear asked of Applicants at the December 5<sup>th</sup> meeting during the interview process, please submit it to the Business Office By November 22 by email ([cowell@walnutcountry.com](mailto:cowell@walnutcountry.com)). Please title your email "Applicant Interview Question."

Two Board members have been assigned to go through the proposed questions and find approximately 5 questions that are most relevant for the position and most representative of those submitted.

The Board encourages all interested to apply for one of the Board of Director vacancies and feel it is important to have the Board operate with the full seven person staffing, so that we have more viewpoints involved when making decisions. If you have questions about the position, please feel free to contact the Business Office who will get you in touch with a current Board Member. You may also want to speak with any past Board Members you know who can give you their perspective as well.

Respectfully,  
Cowell Homeowners Association Board of Directors

## Treasurer's Report (Year To Date)

### BALANCE SHEET as of September 31, 2019

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Kitchen & Bathroom  
Renovation  
Concrete Drives,  
Pool Decks & Patios  
Termite / Home  
Inspection Repairs  
Fire & Water Restoration

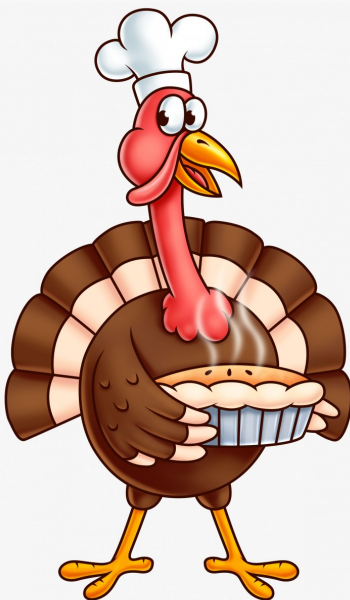
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#### Current Assets

Cash Operating Acct.	\$212,605
Cash Reserve Acct.	\$2,201,587
Receivables	\$6,346
Prepaid Expenses	\$12,367
<b>TOTAL CURRENT AS-</b>	
<b>SETS</b>	<b>\$2,432,906</b>

#### Current Liabilities & Capital

Liabilities	\$107,661
Reserves	\$2,199,516
Owner's Equity	\$125,729
Income	(\$242,042)
<b>TOTAL CURRENT LIABILITIES &amp; CAPITAL</b>	<b>\$2,432,906</b>

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

	Actual	Budget	Actual Over (or under) Budget
Total Revenues	\$1,076,795	\$1,118,259	(\$41,464)
Operating Expenses			
Payroll/Benefits/Taxes	\$104,681	\$101,997	\$2,684
Management Expenses	\$164,579	\$149,139	\$15,440
Office Equip/Supplies	\$30,772	\$22,194	\$8,578
Professional Services	\$205,043	\$17,019	\$188,024
Facilities Repair/Maint.	\$240,215	\$204,246	\$35,969
Insurance	\$25,556	\$44,388	(\$18,832)
Security Expenses	\$30,729	\$28,647	\$2,082
Tax & Licenses	\$14,944	\$9,666	\$5,278
Utilities	\$145,721	\$126,747	\$18,974
Recreation	\$25,068	\$30,600	(\$5,532)
Miscellaneous Expense	\$748	\$2,997	(\$2,249)
Capital Acquisitions	\$2,200	\$35,280	(\$33,080)
WCST Expenses	\$95,687	\$112,419	(\$16,732)
Reserve Expenses	\$232,893	\$232,893	\$0
<b>Total Operating Expense</b>	<b>\$1,318,836</b>	<b>\$1,118,232</b>	<b>\$200,604</b>
<b>Net Income</b>	<b>(\$242,041)</b>	<b>\$27</b>	<b>(\$242,068)</b>

### President's Corner – November 2019

Hello Walnut Country,

First, I would like to apologize for an error I made in last month's Signal. In The President's Corner, I thanked several outgoing board members for their service to our community. I accidentally left Marc Buchanan's name off of the list of former Board Members I recognized. This was in no way meant to offend Mr. Buchanan and I truly apologize for my error. Marc served as a Board Member for 5 years and I thank him for his service.

At our monthly meeting on October 24<sup>th</sup>, the Board announced that we have finished the process of finding a new property management company. The process started with identifying seven different Bay Area based management companies. The Board selected three companies to focus on. The selection was based on reviews, company structure and services offered, and personal feedback after interviewing persons who live in communities managed by those companies. The Board then requested formal bids from all three companies. Common Interest Management Services (CIMS), a very large Bay Area founded and based property management company, submitted a bid that met all our requirements and expectations and was within our allotted budget. Within two days of awarding the contract, CIMS had identified six candidates to fill our General Manager position at our Business Office. As of the writing of this Signal, the Board is in the process of interviewing candidates. At our next meeting on December 5<sup>th</sup>, the owner of the company will introduce us to Common Interest and their services. You will receive correspondence from Common Interest Management Services in the latter half of November with a paper bill for your December HOA dues, and instructions on different automatic payment options going forward.

Legal Update: On October 23<sup>rd</sup>, the Cowell HOA Board of Directors and Committee Members from the WCST Swim Team met in court ordered mediation in an attempt to resolve the current law suit and counter suit prior to trial. The mediation session had been ordered by the Judge in August but not yet acted on. A tentative Settlement Agreement was reached. The details of the settlement can't be made public until the Superior Court Judge who is overseeing the matter approves the settlement. That will hopefully happen before the December 5<sup>th</sup> meeting so that all details can be released at the meeting. In addition to both parties agreeing to the tentative Settlement Agreement, our insurance carrier also expressed that this tentative resolution was the best option and their desired resolution. If the Settlement is approved by the Judge, all pending lawsuits will be dismissed.

As you probably know, we currently have two vacancies on the Board of Directors. Please see the Call for Applicants in this Signal if you are interested in filling one of the vacant positions.

Due to our Monthly meeting for November falling on Thanksgiving, our next monthly meeting is scheduled for Thursday December 5<sup>th</sup>.

As property management services transition from Collins Management to Common Interest Management Services, I would like to express our thanks and gratitude to Rhiannon and Stephen who have served as the Association General Manager and Assistant General Manager. They have put in long hours and taken on countless tasks for the betterment of our neighborhood and we thank them for their efforts and wish them the best.

Mike Kindorf  
President

## Common Area News

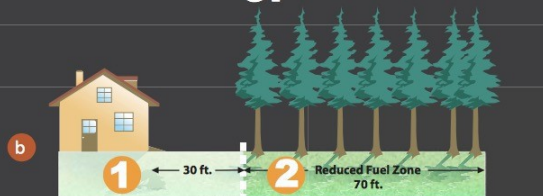
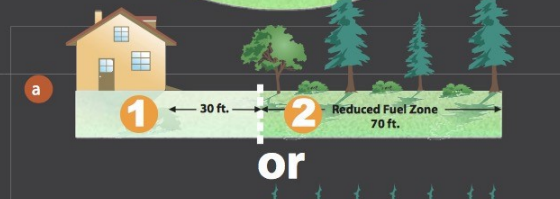
What is Defensible Space

Defensible space is an area around a building in which vegetation, debris, and other types of combustible fuels have been treated, cleared, or reduced to slow the spread of fire to and from the building. Please use the diagram below to learn about what you can do to help prevent damage in the event of a wildfire.

## 100' DEFENSIBLE SPACE

## Make Your Home

## FIRE SAFE



Contact your local CAL FIRE office, fire department,  
or Fire Safe Council for tips and assistance.

[www.fire.ca.gov](http://www.fire.ca.gov)

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. Summer Galer	925-671-5083

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 newsletter for the houses on North Marsh Elder court. If you live on or near North Marsh Elder Court and would like to volunteer to deliver the Signals, please call (925) 825- 0250 or email [Businessoffice@walnutcountry.com](mailto:Businessoffice@walnutcountry.com)



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

**Tuesday, December 17th:** *Good Omens* By Neil Gaiman and Terry Pratchett

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

I ♥  
Book Club



#### • WE'RE IMPRESSED \*

4403 Indigo Ct

4477 Leatherwood Ct

4485 Juneberry Ct

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

*Thank you*

### View From The Clubhouse



for each new morning  
with its light  
for rest and shelter  
of the night  
for health and food  
for friends and love  
For Everything  
thy goodness sends

*ralph waldo emerson*

### Friendly Reminders

- The Pools have officially closed for the season, if you need to check the lost and found, speak to a recreation assistant at the Clubhouse.
- The Clubhouse and Business Office will be closed on Thursday and Friday, November 28th & 29th.
- Please take down all Halloween decorations by the end of November.
- The Clubhouse, Business Office and East/West Pool bathrooms are all being painted, work will conclude by the end of November.

# 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 Thanksgiving! For more information about the Walnut Country Pre-School, please call 925-798-9686 , or email [wcpreschool@astound.net](mailto:wcpreschool@astound.net)

\*\*\*\*\*

## 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

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## Haunted Clubhouse Results

The Walnut Country Haunted Clubhouse was a smashing success with over 900 people coming through Friday & Saturday night. Thank you to all of the volunteers, included in the group picture, who helped make this Haunted Clubhouse a success. Special thanks to the Rec Staff especially Olivia, & Nathan who organized this year's event, Rose Desmond who assisted with all the volunteers, Rod Glover (aka Master of Haunted Houses) who put in long hours to create the scary scenes and Stephen Sulyma for overseeing and passing along the behind the scenes knowledge to setup and run this event. Also thanks to Ezra (CHOA's famous scary clown) who not only helped with the scenes but created an amazing recording to announce Haunted Clubhouse rules while people waited in line. This community tradition has been going strong for over 30 years



## Walnut Country Signal

### Senior Potluck Group

Please join the group for a Thanksgiving feast with all the trimmings. Bring your favorite holiday side dishes and join us at the Clubhouse on November 13th at 5:30.

If you would like to attend as a first-time guest, call Ken Cellini, Leader, (925.798.7839) by November 6th, to reserve your spot and get your food assignment.

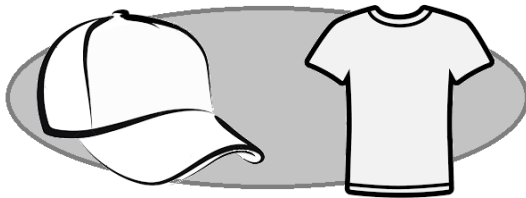
New members are always welcome!

See you November 13.

Our next potlucks are **December 4th** (first Wednesday) and **January 8th**, so mark your calendar.

### 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  
**businessoffice@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 Signal

is delivered to 1062 homes  
in our development.

**Advertise your business in our newsletter!**

**1/4 page ad = \$95 per month**

**1/8 page ad = \$50 per month**

**Inserts = \$75.00 per month + printer fees**

**Call: (925) 825-0250**

**For more information**



## Advertisements

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