

# THE CROSSINGS The Signal

APRIL 2020

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President's Corner  
(Page 3)

Treasurer's Report  
(Page 2)

Common Area Updates  
(Page 4)

## COVID-19 Update

First and foremost, the Crossings staff and Board of Directors would like to extend well wishes to all residents and their families here at Walnut Country—we hope everyone is safe and healthy!

You may have already seen this information in some of the recent s-Signals, but here is a quick breakdown of the steps your Board has taken here at The Crossings in response to COVID-19 and the shelter-in-place orders:

- **Closed all Association buildings**  
-Clubhouse, Business Office, and Preschool closed
- **Closed all recreational facilities**  
-Dog park, tennis courts, main pool, gym, playgrounds, and basketball courts all closed
- **Canceled all upcoming events**  
-Spring Festival canceled, clubhouse unavailable for reservations at this time

To reiterate, all Common Area recreational facilities and buildings are currently closed and locked. By order of the County Health Officer, residents are not permitted to enter or utilize any of these facilities. Unfortunately we do not know when residents can expect these facilities to reopen, but we will be sure to continue to update everyone via eSignal and by posting updates on the HOA's website.

We would like to respectfully ask that all residents be courteous of those in the community and practice proper social distancing techniques. The new stay-at-home order makes social distancing mandatory, so please make sure that you are maintaining six-foot social distancing from other individuals who are not a part of your households whenever you are walking the greenbelt.

Thanks everybody for your support and understanding as we get through this difficult time. Please don't hesitate to reach out to me if you have any questions or concerns—I'm still working (remotely) from 9am to 5pm, Monday through Friday, and you can reach me at 925-687-9961. We wish you and your families nothing but the best and hope everyone stays safe and healthy! **-Bill, Cowell GM**

## Playground Fencing/Caution Tape

Following the recent shelter-in-place orders, the playgrounds were closed off with temporary fencing and caution tape. Unfortunately the main playground near the Clubhouse was vandalized the same night the new fencing and barricades were installed—these barriers were torn down and damaged/stolen. Since everything was repaired that same day, we have not had another incident, but we would very much appreciate any owners letting us know if they notice this activity again, or happen to have any information, so that we can get everything repaired quickly!

## Sign up for eSignals!

Due to how quickly things are moving right now, many HOA updates are going out via eSignal to all residents who have added their email to the Association's mailing list.

**If you haven't already, we strongly encourage all residents to sign up for the e-Signal. You can register online at [www.walnutcountry.com](http://www.walnutcountry.com) (bottom of page) or text "WALNUTCOUNTRY" to 22828!**

## Board Meeting Info

The CHOA Board held its regularly scheduled monthly meeting in March, but due to the shelter-in-place orders, it was held via teleconference. The posted agenda as well as the accompanying eSignal instructed owners who were interested in listening in to reach out to the GM for the call-in number.

The April 23rd Board meeting will be handled in a similar manner. The agenda will be posted at the Business Office no less than 4 days before the meeting, and will also be made available on the HOA website. Contact the GM if you would like to virtually attend!

## Treasurer's Report (Year To Date)

BALANCE SHEET as of February 29, 2020

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**Mail Theft Warning!**

Now with the huge number of paper checks that will likely be mailed out to individuals not using direct deposit for Federal Income Tax refunds, it is more important than ever to protect yourself from mail theft!

**If you do not have a locking mailbox, we would encourage all residents to retrieve your mail out daily or as soon as possible!**

If you will be out of town, you can put a temporary stop on your mail delivery through USPS. Stay vigilant everyone!

***Current Assets***

Cash—Operating	\$ 120,304
Cash—Reserve	\$ 2,252,647
Receivables	\$ 35,689
Prepaid Expenses	\$ 75,084
<b>TOTAL ASSETS</b>	<b>\$ 2,483,723</b>

***Current Liability & Equity***

Liabilities	\$ 168,208
Equity	\$ 2,211,438
Net Income	\$ 104,077
<b>TOTAL LIABILITY &amp; EQUITY</b>	<b>\$ 2,483,723</b>

***Year-To-Date Budget Report***

	Actual	Budget	Variance
<b>Total Revenue</b>	<b>\$ 251,625</b>	<b>\$ 217,342</b>	<b>\$ 34,283</b>
<b>Operating Expenses</b>			
Administrative/Legal	\$ 76,951	\$ 53,266	\$ (23,685)
Repairs & Maintenance	\$ 49,144	\$ 58,710	\$ 9,566
Utilities	\$ 20,666	\$ 24,748	\$ 4,082
Miscellaneous	\$ 9,875	\$ 27,056	\$ 17,181
<b>Total Operating Expenses</b>	<b>\$ 210,201</b>	<b>\$ 217,344</b>	<b>\$ 7,143</b>

**Why does this look different?** The information you see here in the *Signal* comes straight from the financials the management company creates for the Board on a monthly basis. Each management company handles financials and the breakdown of expense categories a little differently. The Operating Expense categories that were included in previous financials matched the monthly reports created by Collins Management, and the breakdown you saw here mirrored Collins' accounting breakdown. Common Interest uses a different accounting software and also breaks down the major expense categories a little differently (as do all management companies). This does **not** mean that the specific General Ledger items that were detailed in the 2020 budget have changed—all of those items are the same! The only difference is how those GLs are organized in the Year-to-Date report. If you have any questions, or want some more information, please contact your GM, Bill—I'd be happy to show you a comparison between the financial documents!

**Note on variance:** For expenses, if an "Actual" number is larger than the "Budget" number, the difference will have parentheses around it. This typically means that, for that category, more money has been spent than was budgeted. For revenue, the opposite is true—a "negative" variance (shown by using parenthesis) means less money was received than was budgeted. The Board reviews and adopts a new budget annually.

## **President's Corner – April 2020**

Hello Walnut Country,

In a normal Springtime Signal, you would read in the President's Corner about upcoming events like the spring Festival and the opening of our community swimming pools. Instead, we find ourselves in a global pandemic and living through a County Health Department shelter in place order. This is a very scary time for our country and our state, but it also affects us down at the neighborhood level.

Over the past few weeks, the Board of Directors was forced to close some of our neighborhood amenities, including our clubhouse, pools, and our playgrounds. We followed the instructions and best practices as set by the County and the City of Concord. An updated order was published March 31st by the Health Department. The order stated that effective April 1st at midnight, additional facilities shall be closed throughout the county, to include tennis courts, basketball courts, and dog parks. The Board, with the assistance of our resident handyman and our general manager, posted new signs and secured the above listed Association facilities. We know that this broad brush approach by the County may seem drastic to some, but it is important, both legally and out of an abundance of caution, that we complied immediately and completely. Walking trails and pathways were not closed under this order. Therefore, our greenbelt paths and grass areas are still open to residents. As always during these times, please practice social distancing in these areas.

Also under normal conditions, you would receive the Signal in printed form on your doorstep approximately a week after the monthly board meeting. We have decided to distribute this correspondence via email and by posting on our association website only, so that we are not asking our neighbors who voluntarily distribute the Signal each month to violate the shelter in place order and to avoid any unnecessary risks of physical transmission of the virus.

If you would like to sign up to receive email correspondence from the Association, you can do it by going to the website, [www.walnutcountry.com](http://www.walnutcountry.com), or by texting "WALNUTCOUNTRY" from your phone to 22828. You will receive a reply text asking for your email address. Once you text your email address back, you will be automatically signed up for future correspondence, to include eSignals.

I know that these are trying times for everyone. Please take care of yourselves and stay safe! Also, lookout for neighbors who might need a hand.

Mike Kindorf  
President

## **New HOA Election Law Reminder**

The State of California recently passed a new law that makes some changes to how HOA's will handle elections, effective January 1st, 2020. Here is a summary of the changes: Must adopt new election rules; Create candidate registration list and voter list; Send nomination procedures at least 30 days before nomination deadline; Candidates must be members; Cannot suspend voting rights; Must allow someone with a general power of attorney to vote for a member; May not amend election rules less than 90 days before an election; Must use independent inspectors of election; and Email addresses now part of membership list.

By now you should have received a copy of the newly proposed Election Rules language that was provided by the HOA's attorney and reviewed by the Board at the March 12th meeting. If you have not yet received them, please email [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com) and your General Manager can send you a copy so that you can review and provide a comment to the Board, if so desired. The Board will then review these comments in the next open meeting, and can formally adopt the rule change. At that point, once approved, another notice would be sent to the homeowners confirming the rule change and distributing the full language of the rule.

## Walnut Country Signal

### Senior Potluck Group

In keeping with the guidelines recently issued by the State and County our Clubhouse has closed. In view of this situation, our Seniors' Potluck Club group will not be able to meet this Spring. We plan to start up again when this situation has resolved. Since we don't meet in the Summer, we anticipate resuming with the **September 9th** dinner. Our potlucks are scheduled to continue October 14th, November 11th, and December 2nd.

In the meantime, I want to share the recipe for the spinach dip I had prepared for our March dinner:

- 2 cups Regular Mayonnaise (not light or fat free)
- 1/2 cup each chopped green onion and parsley leaves
- 8 - 10 oz frozen spinach thawed and well drained
- 1 tsp salt and 1/4 tsp pepper

Mix and let set for a few hours. Enjoy with bread, crackers and/or veggies

### Walnut Country Swim Team News

Dear Crossings Residents,

The Walnut Country Swim Team hopes that everyone is staying safe and healthy during this COVID-19 crisis. As you might already know, our Spring Clinic was canceled as a result of the "shelter in place" order from the Contra Costa Office of Health Services. Our team's Board of Directors continues to closely monitor information from all relevant entities, such as the CDC, World Health Organization, Contra Costa Health Services, the City of Concord, MDUSD, and others. Currently, the only thing that is clear is that our Summer Season for 2020 will not follow its original schedule as school closures will continue through, at least, May 1st. What exactly our Summer Season might now look like is still undetermined.

WCST's decision making is guided by organizations like US Swimming, the Diablo Community Swim League of which our team is a member, and of course the Cowell Homeowners Association. As soon as it is reasonable to engage in discussions to reshape the 2020 Season, WCST will be ready to participate and plan a safe return to recreational swimming for the benefit of the youth in our community. In the meantime, if you have any questions, please feel free to contact [westmeetdirector@gmail.com](mailto:westmeetdirector@gmail.com), or [westboosters@gmail.com](mailto:westboosters@gmail.com).

Take care and stay healthy!  
**WCST Board of Directors**

### Committee Volunteers Needed!

CHOA is still looking for volunteers for both the Architectural and Landscape Committees! If you are interested in volunteering, please contact Bill at the Business Office (925-687-9961). Currently all Committee functions are being handled remotely, and meetings taking place via teleconference.

### Signal Distributors Needed!

CHOA needs some volunteers to help distribute the *Signal*. We are currently in need for a distributor for N. Marsh Elder Ct. If interested in helping out, please send an email to [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com). That being said, we anticipate that for the next few months, the *Signal* will likely only be distributed digitally.

### Landscape Maintenance Reminder

We understand that this is a very difficult time for everyone, but the Association just wants to remind CHOA residents that normal/regular landscape maintenance is still expected of all owners, to a reasonable degree.

The health and safety of all residents is certainly the number one priority, but this doesn't mean that all HOA maintenance standards are being fully disregarded at this time. We would like to respectfully ask that all owners continue normal and customary property maintenance to the best of their abilities. If you usually use a third party for landscape maintenance or are unable to maintain your landscaping due to health reasons and have received a violation letter from the Association, please contact the Business Office at your earliest convenience to discuss options.

We certainly want to utilize common sense when dealing with these situations, and fully understand that at this time, there are many things and priorities to take into consideration—but we ask that owners do their best to keep the overgrown shrubs and weeds at bay, if at all possible!

### Walnut Country Preschool

Walnut Country Preschool is closed until further notice. We do not anticipate that it will reopen until fall of 2020.

## The Crossings

Managed by Common Interest Management  
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