

THE CROSSINGS The Signal

JUNE 2020

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Per Contra Costa County, Pools to Remain Closed Until Further Notice

The Contra Costa County Health Director released an updated health order that went into effect on June 3rd, 2020, which requires recreational facilities like pools and dog parks to remain closed, so at this time, **the CHOA pools and dog parks will remain closed until further notice.** We sincerely apologize for the inconvenience, and hope to have some additional updates for everyone as soon as the county relaxes restrictions and permits these facilities to open. The Clubhouse and Business Office will also continue to be closed, but residents can still reach the General Manager by phone or email during normal business hours.

Massive Beehive Removed from Clubhouse Roof!

A vendor was on site all day Monday, June 1st to remove a massive beehive that was found near the Clubhouse roof. The vendor was able to remove the beehive and all bees, and relocate them into existing hives without hurting any of the bees or using any type of pesticides. The vendor estimated that this hive may have been growing for as long as the past two to three years!



Treasurer's Report (Year To Date)

BALANCE SHEET as of April 30th, 2020

We're Impressed!

Thanks to all owners who are spending their hard-earned time and energy keeping their property looking great! A special shoutout to some lots that caught our attention this month:

- 4417 Canoe Birch Ct
- 4407 Catalpa Ct
- 4415 Spoonwood Ct
- 4412 Water Oak Ct
- 4409 Sugarland Ct
- 4400 Striped Maple Ct
- 4413 Water Oak Ct
- 4413 Weeping Spruce Ct
- 4405 Sugarland Ct
- 4409 Sweetbriar Ct
- 4401 Water Oak Ct
- 4403 Indigo Ct

Driving through the community, there are just so many properties that look fantastic—thanks all for your hard work!

thank you

Invasive Pest Notice

The Contra Costa County Department of Agriculture recently provided us with a notice regarding two invasive pests in the area: the Japanese Beetle, and the Gypsy Moth.

The County will be placing traps over some turf areas and on shade trees for the summer months.

If you see these traps, please do not disturb or move them! They will be serviced regularly by the county. Please call 925-608-6600 to speak with the Dept. of Agriculture if you have questions.

Current Assets

Cash—Operating	\$ 74,824
Cash—Reserve	\$ 2,328,912
Receivables	\$ 12,149
Prepaid Expenses	\$ 72,885
TOTAL ASSETS	\$ 2,488,770

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$ 123,965
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Year-To-Date Budget Report

	Actual	Budget	Variance	Monthly Actual
Total Revenue	\$ 455,468	\$ 434,684	\$ 20,784	\$101,594
Operating Expenses				
Administrative/Legal	\$ 151,262	\$ 106,532	\$ (44,730)	\$ 35,758
Repairs & Maintenance	\$ 132,296	\$ 117,420	\$ (14,876)	\$ 51,028
Utilities	\$ 42,708	\$ 49,496	\$ 6,788	\$ 10,707
Miscellaneous	\$ 16,795	\$ 54,112	\$ 37,317	\$ 1,819
Reserve Transfer	\$ 107,129	\$ 107,128	\$ (1)	\$ 26,782
Total Operating Expenses	\$ 450,191	\$ 434,688	\$ (15,503)	\$ 126,094

(New “Monthly” column added!) Why does this look different from earlier *Signals*? 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 in past *Signals* mirrored Collins’ accounting breakdown. Common Interest uses a different accounting software and also breaks down the major expense categories a little differently (this really is the case for 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, and the main categories they fall under. 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 – June 2020

Hello Walnut Country,

Here are some updates related to our Association and some highlights from the last Board of Directors meeting on May 28th:

COVID-19 Restrictions

As everyone is aware, we had to close most of our neighborhood amenities during the first few weeks of the pandemic. We have continued to monitor the county health orders and press releases from the county health officer each day. Each time the orders have changed, we have made sure we are in compliance here at Walnut Country. In keeping with the latest health order modification from June 3rd, we are required to keep our dog park, playgrounds, basketball courts, clubhouse, and pools closed. On May 30th, our Health Department posted on their website that easing of restrictions would likely be posted in the coming days and weeks if conditions in the county continue to improve. When there are changes, we will post on our website and send out eSignal updates.

Main Pool Remodel

Our East and West pools were each remodeled over the past several years. Those remodels consisted of re-plastering the pool surface, removing the old concrete and installing pavers on the pool deck, and updating items in the maintenance room for each pool, such as the pumps, filters, and heaters, where necessary. Our Association has been in the planning stages of remodeling the main pool at the clubhouse since early 2019, when a construction management company was hired to assist the board with managing the project and hiring the companies that would do the work. I and two other board members scheduled a zoom meeting recently with the company so that they could update us on the scope of work for the project and projected costs. We were informed that the remodel of the main pool will potentially be much more substantial and expensive than originally budgeted. It appears that there may be damage to the outer concrete and rebar shell of the pool. Additionally, you might remember that the large pine trees between Lawson Court and the fence surrounding the pools were recently removed to prevent root damage to the retaining wall located there. Unfortunately it appears the trees were removed too late and there may be damage to the wall. If it is determined that the entire shell of the pool (the part underneath the plaster) AND the entire retaining wall need to be replaced, this project will likely cost twice what we currently have budgeted and set aside in Reserves. At the May 28th meeting, the Board approved funding for a soil study of the main pool area to help the construction management company determine costs. The construction management had provided the Board with two site plans. One plan had no changes to the pool layout. The second plan relocated the kiddie wading pool to the opposite corner of the pool deck near the retaining wall. We were told that this second plan would likely cost significantly more than keeping the site plan the same. The Board voted to instruct the construction manager that it would like to keep the main pool site plan as close to the current layout as is feasible, to keep costs as low as possible. The Board also felt that moving the kiddie pool did not add to the usability or functionality of the facility. We will continue to keep everyone informed about this project. You can expect to see this as an agenda item on most of our monthly meetings going forward.

Annual Board Elections

As you are likely aware, our Board of Directors is made up of seven homeowners who each serve a two year term. This year, three of the positions will come to the end of their term. The current three Directors in those positions will have the option of running for reelection. Homeowners in good standing, as defined by our Election Rules, can also apply to run for those seats. All homeowners will receive applications in the mail within the next week.

Potential Reserve Projects

At the May 28th meeting, the Board also discussed other projects that can be handled while still in COVID-19 restrictions, such as re-carpeting the clubhouse and preschool while still closed.

With the new information related to possible cost increases at the main pool, the Board is continuing to focus on cost saving measures for our Association to offset the main pool project.

The Board and I hope that you and your families continue to stay safe during the pandemic.

Thank you,
Mike Kindorf, CHOA President

Walnut Country Signal

Senior Potluck Group

Our final Spring dinner has been postponed as have most other activities. Here is an easy, make-ahead salad from your June Potluck hosts. Enjoy with your summer lunches or dinners.

Pea Salad:

- 1 16 oz bag of frozen peas thawed and well drained.
- 1 small/med/ red onion chopped
- 2-3 stalks of celery chopped
- 3 hard boiled eggs chopped
- 1 t salt and pepper to taste

Mix with 1/2-1 C mayonnaise (not lite or fat free) and chill at least 2 hours.

Walnut Country Swim Team News

Dear Crossings Residents,

The latest update from the Contra Costa County Health Services (June 2nd) still states that pools must remain closed. With that, we are unable to update our status for a Summer Season 2020. Should anything change in the next few weeks, we will certainly assess all possibilities for a return to our mission, for the sake of our youth and the families in our community. We miss seeing you on the pool deck!

Please stay safe and healthy.

WCST Board of Directors

HOA Assessments & COVID-19

The CHOA Board understands that this is a tough time for everyone, especially with the shelter in place orders affecting the income of countless individuals across the county and state. Unfortunately, even though a significant portion of the HOA's common area facilities have been closed, the cost of continued maintenance for the HOA has remained relatively fixed.

As such, if you find yourself in a situation where you have lost your job due to COVID-19 or have seen a significant reduction in income and are unable to pay your monthly assessments, you can reach out to the General Manager and put a request in writing for the Board to review, so that we can start a discussion and review these requests on a case-by-base basis. While the Board does have a fiduciary duty to the members to ensure the financial stability of the HOA, it also understands that these are unprecedented times and is not opposed to at least having a discussion with any affected owners.

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.

General Manager Update

Hi Crossings residents! Hope everyone is doing their best to stay safe, healthy, and sane! I know it's getting really hot out there and I'm always getting emails and calls asking when the pool might open up. Unfortunately the HOA can't do anything until the county relaxes its current restrictions and permits pools to reopen to the public. I know this likely isn't what residents want to hear when it hit 100° earlier this week, but given that, I just wanted to thank everybody for their patience as we deal with a summer of COVID..

Moving forward, I want to use this part of the Signal to provide some updates to residents regarding some things happening behind the scenes at the HOA—like maintenance updates, upcoming projects, etc. Here's some items that were taken care of back in May:

- As you may have seen on the front page, a HUGE beehive was removed from the roof on the front side of the clubhouse.
- There was an electrical issue that caused some lights to stop working along the greenbelt (specifically near the lower tennis courts/playground). The electrician figured out that it was a "large area of underground circuitry failure" and was able to complete the repairs last week.
- A new gopher abatement company came out and treated the common areas last week since our local gopher population just seems to get bigger and bigger—if you see any blue or orange flags in the landscaping, please leave those, as it is our landscaper noting gopher activity for our gopher abatement vendor.
- The buzzers/alarms that go off when the light timer is running low at tennis courts 1-4 were replaced—the alarm at courts 3-4 was broken and stuck on max volume!

That's it for now. I'm sure we'll have more pool updates coming soon—keep a lookout for an e-Signal or posts on www.walnutcountry.com!

Walnut Country Signal

CHOA Greenbelt and Common Area Conduct

The first thing we wanted to say was a big thank you to all the Crossings residents who have been conscientious, courteous, and thoughtful when out and about in and around the greenbelt and HOA common areas. Traffic has certainly increased due to the shelter orders, but for the most part most residents have been incredibly understanding and, given the circumstances, handling this unprecedented situation very well!

That being said, we wanted to send out a reminder about a few common complaints we've been hearing about over the last few weeks. Again, we fully understand that this is a very trying time for all, but please just ensure that you are doing your best to be as gracious and accommodating as you can when traveling around the community.

Bikes in the walkways

With so many people walking around the greenbelt nowadays, it is more important than ever to make sure that everyone is vigilant and aware of their surroundings while walking through the common areas. We've received a few reports of residents on bicycles riding quickly down the greenbelt and not giving way to pedestrians.

As a reminder, the current HOA rules require that all pedestrians be given the right of way, and that anyone on a bike or other wheeled device slow down and move over for pedestrians on the greenbelt. Please be courteous when riding your bike on the greenbelt – do it slowly and move over for pedestrians!

Dogs off leash

We know the dog parks are currently closed and understand what an inconvenience this is for dogs (and owners!) who are going stir-crazy. But please ensure that your dog is leashed at all times when outside of your residence, especially in the greenbelt area! Trust us, we've heard it all – that the dog is trained and there's no way it would ever run up or attack someone. But the truth is that dogs are still animals and you can never be 100% certain of their behavior, or what might suddenly cause them to have a certain instinctive reaction.

In addition to possibly hurting other pedestrians, loose dogs running up to other, leashed dogs (even when they're being friendly and just want to say hi) can frighten those dogs and might even cause issues later in life! Each dog is different, and some are more social than others – so if an unleashed dog runs at an anxious, leashed dog, it could easily cause a fight! I've even heard of leashed dogs getting very scared when an unleashed dog ran up and surprised it, so that over time it became more and more aggressive and had socializing issues later in life.

Please be courteous and ensure that your dog is leashed at all times, no matter how well trained you think it is – it's the law!

Social distancing on greenbelt

Just another reminder to do your best to ensure you're practicing proper social distancing, especially on the greenbelt walkway. Lots of people are out due to the shelter orders, so please do your best to try to step to the side if others are walking past you, and to just keep your distance as best you can. We understand that it can be tough when lots of people are on a single walkway and at this point you're probably tired of hearing it – please just do your best, and remember that these precautions aren't just for your benefit, they are for other residents in your community as well!

Drinking in greenbelt

We noticed a few comments online related to alcohol consumption in and around the HOA common areas (specifically the greenbelt) and wanted to provide some clarification. To confirm, the HOA rules prohibit the consumption of alcohol on the greenbelt with the exception of HOA sponsored events, where security guards are present. We ask that everyone be respectful of the community and its rules and not consume alcohol on any Association property, unless it is an HOA-sponsored event. If you have any questions about this, or notice continued non-compliance, please contact the Business Office at businessoffice@walnutcountry.com.

Thanks again everybody for your patience and understanding as we continue to deal with whatever 2020 decides to throw at us!

-Bill, GM

The Crossings

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