

THE CROSSINGS The Signal

JULY 2020

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Main Pool Use with Swim Team Summer Clinic

Per the terms of the current lease with WCST, a lap lane and the kiddie pool will be made available at the main pool whenever the Swim Team's clinic hours overlap with the main pool hours (currently Monday-Friday from 10am to 12pm). A CHOA lifeguard will be on duty during these times. This means that residents can only use the kiddie pool/lap lane at the main pool from 10am to 12pm Monday through Friday when a CHOA lifeguard is on duty. The East & West pools are unaffected and open to all starting at 10am.

Pool Hours Updated

We are happy to announce that the hours for all three pools has been updated. **All three pools are now open daily from 10am to 8pm!**

Another Beehive Removed from Clubhouse!

We found another beehive at the clubhouse, this time to the left of the bridge near the entrance. Not quite as impressive as the one removed last month, but this one was still pretty active! 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.



Treasurer's Report (Year To Date)

BALANCE SHEET as of May 31st, 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:

- 4403 Black Walnut Ct
- 4415 Corkwood Ct
- 4417 Spoonwood Ct
- 4413 Sweetbriar Ct
- 4409 Winterberry Ct

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

thank you

Keep Car Doors Locked!

Several owners have reached out to us to report that they have seen (or their cameras have recorded) individuals walking through the public streets trying to open car doors in the late evening/early morning times. They are specifically looking for cars with unlocked doors.

This is just a reminder to be on the lookout for suspicious activity, and that it's a good idea to make sure your car doors are locked if not parked within your garage.

If you notice any suspicious activity, please immediately report it to the Concord PD dispatch at 925-671-3333.

Stay safe and vigilant everyone!

Current Assets

Cash - Operating	\$ 79,408
Cash - Reserves	\$ 2,356,542
Receivables	\$ 10,968
Prepaid Expenses	\$ 67,269
TOTAL ASSETS	\$ 2,514,187

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$ 113,521
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Year-To-Date Budget Report

	Actual	Budget	Variance	Monthly Actual
Total Revenue	\$ 558,218	\$ 543,355	\$ 14,863.00	\$ 102,750
Operating Expenses				
Administrative/Legal	\$ 179,961	\$ 133,165	\$ (46,796)	\$ 28,699
Repairs & Maintenance	\$ 159,447	\$ 146,775	\$ (12,672)	\$ 27,151
Utilities	\$ 52,102	\$ 61,870	\$ 9,768	\$ 9,394
Miscellaneous	\$ 19,297	\$ 67,640	\$ 48,343	\$ 2,502
Reserve Transfer	\$ 133,910	\$ 133,910	\$ -	\$ 26,782
Total Operating Expense	\$ 544,717	\$ 543,360	\$ (1,357)	\$ 94,528

(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!

President's Corner – July 2020

Hello Walnut Country,

When our County Health Department issued the first shelter at home order in March of this year, I'm sure I was not alone in hoping that scientists working in a laboratory somewhere would quickly find a solution to end the pandemic and make us all safe again. As we enter July and near the four month mark, it appears a solution is unfortunately not right around the corner. The last several months have certainly caused me to reflect on how much I appreciate living in our community. Being able to go on family walks on our greenbelt path has been a huge help in combatting the cabin fever associated with the shelter at home order. Fortunately we have recently been able to open some of our amenities, including our pools, tennis courts, and the dog park, adding a little more normalcy.

Our last Board of Directors meeting was held on Thursday June 25th. Here are a few things we discussed:

Main Pool Remodel

As you may have read in the June Signal, the main pool renovation is a very large project. This project has the potential to go over budget for reasons discussed in June. The Board is working with our construction management company in order to try and better determine costs before any construction begins. At the end of June, a geological engineering company performed soil tests around the main pool. This consisted of drilling soil samples from well below the surface of the ground to see if there has been erosion around the pool area. The results of this study will better help the Board to determine what the needed funding is before construction. We will continue to keep everyone informed about the progress of this project.

Legal

From time to time, homeowners associations need the assistance of law firms to assist them with different issues. Our association is no different. Examples of some of the issues that are best addressed with the assistance of legal representation include the review of large business contracts for our HOA or the review of association governing documents to ensure compliance with changing state law. Prior to 2019, our Association used Berding and Weil in Walnut Creek for almost 20 years. Berding and Weil is a firm that specializes in issues related to HOAs. From the beginning of 2019 until this year, our Association used a different law firm that mainly specializes in construction defect cases.

The Board has decided to reengage with Berding and Weil and once again use them as our primary law firm going forward. Your Board of Directors is keenly aware of the potential waste of Association finances should we over use this or any law firm in assisting us with the day to day operation of our community. We will continue to engage with legal counsel only when needed and when in the best interest of our community.

Thank you,
Mike Kindorf
CHOA Board President

Architectural Committee Chairman Corner – July 2020

With this issue we are including a section to address architectural topics that come up in our community. As we all know, our CC&Rs have provisions that require homeowners to get pre-approval for modifications to our structures and yards, and require that we keep our properties maintained. This is all for the purpose of ensuring that our neighborhood remains attractive and that our individual properties don't lose value. To that end, we each play a part in keeping our development as one of the top places to live in Concord.

While the coronavirus restrictions have challenged us in many ways, it is still important that we keep our yards landscaped and maintained as best we can. Watering is needed to keep lawns and plants green and attractive, so if your lawn is turning more brown than green, please add water! It is also important that we keep the weeds down; a few weed-infested yards are all it takes to signal prospective buyers that the neighborhood is falling into disrepair, and that affects our home values.

Please contact our GM with any concerns about architectural issues or suggestions to have them addressed by the Architectural Committee, and by the way, we could use another couple volunteers to serve on that committee as well.

Ken Dixon, Chairman of the Architectural Committee

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CHOA History/“In Memory Of”

We are considering adding a section to the Signal that focuses on some of the history here at CHOA—going into detail not only about the things like the cement plant or firehouse, but also a more recent history of past Association/community events, residents, etc. This could also include interviews with or articles by long-term residents who have lived here for a while who could discuss their experiences here throughout the years!

This could also be used as a kind of “In Memory Of” section, where we celebrate the lives of prominent or long-term past residents.

If any resident would like to help contribute to this section, has some interesting details, or knows someone who would be a good resource for this kind of info, please let us know! You can reach out to Bill at the Business Office at businessoffice@walnutcountry.com.

Walnut Country Swim Team News

The Walnut Country Swim Team is excited to be back in the pool for our 2020 Summer Session. Due to the COVID-19 pandemic, this year our summer season will not have the typical format. However, we are happy to be able to offer our recreational program as a physical activity and outlet for the children in our community. The 2020 Summer Session will run from June 29 through August 7, 2020 and will consist of daily practices, Monday-Friday. No competitions with other teams are planned and virus-related protocols will be followed to ensure everyone's safety.

Wishing everyone a healthy summer!
WCST Board of Directors

Pool key fobs not working? Need new ones?

CHOA had new electronic entry systems installed a few years back for the pools and tennis courts. These utilize a small key fob that can be programmed or de-activated remotely.

If for whatever reason you are having issues with your fob, or find that it is not opening the pool or tennis court gates during normal operating hours, please contact the Business Office. There were some issues with the key fob database and some fobs that worked in the past were removed and need to be re-entered. This can be done remotely—we just need the numbers on the back.

If you need a new key fob, or never got one, please call 925-687-9961 or send us an email and the General Manager can help out!

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

Hey everyone! Just a quick update for you all going over some of the things that have happened in June:

- ANOTHER beehive removed at the clubhouse! They really seem to like that area...fingers crossed that this is the last one!
- Large chunk of June was spent working on getting the pools opened and figuring out the logistical end of things. We've hired 6+ pool monitors (new ones being added as others have to return back to school/work) and a lifeguard and have been working on processes, signage, and all of that fun behind-the-scenes stuff!
- Both the west and east pool pump motors burned out within the span of a week. In both instances, we were able to get them replaced and working within one day! Long-term, we are looking into options to get the pool chemicals stored outside of the pump rooms, as those chemicals seem to be affecting the pool components pretty significantly.
- Tons of irrigation/sprinkler repairs this month! Landscape Care has been working hard getting everything fixed and working properly. They've also been fertilizing some of the areas that don't seem to be doing too well.
- The main pedestrian entrance gate to the dock park was having some lock issues so we had that repaired.
- The light timers at the tennis courts were repaired—previously they'd been stuck in the “on” position during the evening hours, even when no one was using them.

That's it for now. Stay safe and cool everyone!
-Bill, CHOA General Manager

Ygnacio Tree Trimming

A vendor will be on site starting 7/17 to trim the HOA trees between S. Larwin and Ygnacio Valley Rd, with a focus on those closest to Ygnacio so that they don't interfere with traffic.

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CHOA Pool Monitors

You have probably seen one of the new CHOA Pool Monitors walking around the pools with the orange safety vests and name badges. Contra Costa County currently requires pool monitors for any facility that wants to open its pools, and also states that these monitors cannot also act as or be scheduled as lifeguards. This pool monitor requirement has been the biggest hurdle in resuming a “normal” summer pool schedule, and is the reason the pool hours are reduced. The pool monitors’ primary duty is to ensure that the pool capacities are not exceeded. When the pools first opened, the pool capacities were all very limited, but a few weeks ago they were relaxed so that about 36 swimmers are allowed in the water at the main pool, and 24 at the east/west pools.

Another thing the monitors are asked to look out for is proper social distancing practices. It is recommended that gathering/socializing on the deck be kept to a minimum, especially between individuals from separate households. Masks should be worn by anyone not swimming, and are required whenever social distancing is not possible (if you cannot maintain a six-foot distance between others from different households).

Finally, the monitors are also watching for basic pool rules violations. This includes loud music, improper swim attire, and animals (especially dogs) in the pool area. Please note that no dogs are permitted within the pool gates or in the pool itself! If you see a monitor, please say hey! And remember, their job isn’t easy, so please be courteous and respectful of their instructions.

Pool Rules Reminder

Now that the pools are open and summer is in full swing, we wanted to take this time to remind everyone of the current CHOA pool rules (including the temporary COVID-19 restrictions):

- The maximum pool capacity for the Main Pool is **36 swimmers** (subject to change)
- The maximum pool capacity for the East & West Pools is **24 swimmers** (subject to change)
- **Only one family/household may utilize the Main Pool’s wading/kiddy pool at any given time.** Individuals from separate households are not permitted to utilize this pool simultaneously
- **Keep gathering on the deck to a minimum.** Households should stay 6 feet apart and properly social distance
- **Face masks/coverings must be worn whenever social distancing is not possible within the pool areas.** It is strongly recommended that all individuals not actively swimming (for example, parents watching their children swim) wear masks at all times
- **Try to remain at least six feet from other swimmers while in the pool,** except for members of the same household
- Association ID badge enforcement at the pools is temporarily on hold due to the closure of the Clubhouse
- **Dogs are not permitted within the pool areas or in the water at any time**
- Each resident may extend the use of the pool during normal operating hours only to no more than five guests per day
- The wading pool at the main swimming pool area is for the exclusive use of children five years and younger
- No unreasonable noise on the deck. This includes shrieking, screaming, and loud music
- No profanity or abusive language
- Swim attire is required for all of those in the pool. Street clothes may not be worn in the pool
- No glass of any kind is permitted. No alcoholic beverages are allowed at any Association pools
- No bikes, scooters, skateboards, or wheeled vehicles are allowed inside the pool areas
- There is no smoking allowed in the swimming pool areas
- Trash shall be disposed in trash receptacles provided at the pools

The Crossings

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