



Walnut Country - The Signal | Volume 2021, Issue 5 | Office Phone: 925-687-9961 | Email: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

## Summer 2021 Pool Update

As I'm sure many of you are aware, the county continued to require Pool Monitors going into the 2021 swim season. We have been working hard to make the pools available to residents as frequently as possible, without blowing through the Association's operating fund in May and June, only to find ourselves in a position later into the summer where we might not be able to afford having multiple monitors at all of our pools on a daily basis. It has been a challenge and we are appreciative of the support and understanding from the CHOA residents so far this swim season.

It appears that the county has officially announced that Pool Monitors will no longer be required effective June 15th, 2021! This means that we will more than likely be able to open up **all** pools 7 days a week starting next week!

A more official schedule will be posted on the Association's website. For the first few weeks in June, we will likely be able to support a pool schedule of something along the lines of 9am to 7pm while we gauge interest for an earlier opening time and try to hire on staff who can open the pools early in the AM (does anyone have a student on summer break available who likes to wake up at 6am? It's a tough ask, we know!).

We will continue to have at least one pool monitor rotating between the three pools during the busy weekday and weekend hours, mostly as eyes on the ground and to enforce the HOA's rules. This monitor will also be available in case



there are any issues on site with things like gates or keys or facilities, since the clubhouse is currently closed and the Business Office only open Monday through Friday.

We are thrilled to be able to FINALLY open up the pools on a daily basis this summer! Thanks again to all the residents as we worked through this difficult time. We fully understand that the goal is to have the pools open as frequently as possible, and the removal of this Pool Monitor requirement makes that into a reality!

## Walnut Country THE CROSSINGS

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### Upcoming Schedule

#### Board of Directors Meeting

- Thursday, May 24<sup>th</sup> @ 7pm

#### Architectural Committee Meeting

- Thursday, May 17<sup>th</sup> @ 6pm

### Board Meeting Info

The Board of Directors meet on the fourth Thursday of every month at 7pm. Meetings are currently held via Zoom and owners are welcome to join by phone or by utilizing the Zoom app. Meeting information is included on the agenda, which is posted at the Business Office and also available online at the HOA's website.

The Architectural Committee meets on the third Thursday of every month at 6pm - please contact the Business Office for the Zoom info if you are interested in attending!

## Homeowner Vendor Suggestion List

The Association would like to resume maintaining a list of homeowner suggestions for vendors they've had good experiences with at the CHOA Business Office. It is important to note that this is in no way a "recommended vendor list", and that it is not something the Association contributes to or vets. It is simply a compila-

tion of feedback from owners who have had good experiences with vendors. The idea is that, as the CHOA homes mature, many owners may run into similar problems or issues as their neighbors. The goal of this document will be to permit owners to share these experiences and the vendors they used to solve the problems.

If you have recently had a positive experience with a vendor or had an issue taken care of that you think might impact other CHOA owners, feel free to let us know! Please send the Business Office an email with the following information:

- Your name and address
- The specific issue you had

- The vendor you are suggesting and how the overall experience went

We will keep the email (minus any contact info, unless we are directed otherwise) and the vendor info on file at the Business Office for other owners to review. We hope this program will be a benefit to all CHOA owners!

## Treasurer's Report (Year to Date) Balance Sheet as of April 30th, 2021

### Current Assets

Cash - Operating	\$ 129,044
Cash - Reserves	\$ 2,433,242
Receivables	\$ 62,928
Prepaid Expenses	\$ 59,177
<b>TOTAL ASSETS</b>	<b>\$ 2,684,391</b>



### Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	<b>\$ 161,770</b>
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### Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments as of 4/30	\$ (11,107)
Total Outstanding Fees and Fines as of 4/30	\$ (7,256)
<b>TOTAL OUTSTANDING DELINQUENCIES</b>	<b>\$ (18,363)</b>

## A LOOK at the BUDGET

### Year-To-Date Budget Report

	Actual	Budget	Variance	Monthly Actual
<b>Total Revenue (Accrued)</b>	<b>\$ 447,975</b>	<b>\$ 446,180</b>	<b>\$ 1,795</b>	<b>\$ 112,246</b>
<b>Operating Expenses</b>				
Administrative/Legal	\$ 123,013	\$ 110,804	\$ (12,209)	\$ 33,795
Repairs & Maintenance	\$ 79,146	\$ 100,456	\$ 21,310	\$ 17,931
Utilities	\$ 51,106	\$ 72,268	\$ 21,162	\$ 16,212
Miscellaneous (Payroll)	\$ 5,572	\$ 50,168	\$ 44,596	\$ 1,046
Reserve Transfer	\$ 112,484	\$ 112,484	\$ -	\$ 28,121
<b>Total Operating Expense</b>	<b>\$ 371,321</b>	<b>\$ 446,180</b>	<b>\$ 74,859</b>	<b>\$ 97,105</b>

**Note on "Delinquent Assessments, Fees, and Fines":** This is a new report that is replacing the "Assessments Billed vs. Assessments Received" for the given financial month. This report simply details the total amount owed to the Association in assessments, fines, or fees as of the date indicated. Note that this is not the total amount owed to the Association in the given month, but rather the full amount owed in its entirety to the Association at this time. These figures may include a late fee from 2017, for example, or a violation fine from 2015. It would include a \$6 balance if an owner paid \$97.00 in January of 2021 instead of the new \$103.00 assessment amount. We hope that this number helps give owners a better picture of the Association's financial situation.

While homeowners do not necessarily have access to the details of the Association's delinquency report, we are happy to discuss further if anyone would like more information or details (without mentioning specific owners or situations). Please contact the Business Office at 925-687-9961 if you have additional questions related to this report!



## President's Corner // June 2021

As we go into the Summer of 2021, I can't help but reflect back where we were a little over a year ago: Our playgrounds were wrapped in construction tape, the hoops has been taken off the basketball courts, and our pools, tennis courts, dog park, and clubhouse were closed. As we start the new season, the Board and I are optimistic about the continued return to normalcy for Walnut Country and we look forward to see you, our neighbors, out and about enjoying our facilities and beautiful neighborhood.

On May 27th we held our monthly Board Meeting. Below are a few of the items covered.

### June 15, 2021

As I am sure you are aware, the State may be making an announcement on June 15th related to the pandemic. We have learned that Contra Costa County has already planned on easing some of the restrictions that effect our community, but don't have all the details yet. Until June 15th, we will continue to have our pools open only on certain days (see the May Signal and website for details). After June 15th, we plan on having the pools open every day, but likely for slightly reduced hours from a normal season.

Our Clubhouse has remained closed during the pandemic pursuant to the county health order. If after June 15th we are allowed to open the Clubhouse, the Board will work with the General Manager to open the facility as soon as we can. Please keep in mind that we won't be able to open the Clubhouse overnight, as we will have to re-staff the facility and potentially get clearance from the County Health Department

for any required operational plans.

### Request for Community Gardens

The Board of Directors has heard from several homeowners who have requested that the Association look at building a community garden area where residents could reserve small plots to plant and grow vegetables. The Board reviewed the request and held discussion on the feasibility, including potential costs, logistics, and location. The Board also discussed if a potential community garden would be something that many homeowners would want to utilize, or if there are only a few interested residents. The Landscape Committee will be doing further research on the request and reporting back to the Board. Thank you to the homeowners who attended the May meeting and provided input.

### Pesticide Application & Notice Policy

The Association common areas are maintained by a landscape company that is under contract with Cowell HOA. This is the Association's largest vendor contract. On occasion, the landscape company uses herbicides to control weeds. This has been the case for many decades (see the May Signal for more background). The General Manager presented a final draft of a new policy for the Association. The purpose of the policy is to establish a way of allowing concerned or interested residents relevant information as to when and where such products are applied in our common areas. The policy was reviewed and approved by the Board. Steps are now being taken to implement the policy.

### West Pool Update

You may remember reading in an earlier Signal that the West pool would be closed for the beginning of the swim season while the equipment in the pump room is replaced. The materials for the retrofit were ordered many months ago. Due to national shortages in raw materials, some of the needed components and building materials won't be available until November. The work is therefore now projected to start sometime towards the end of this year. The West pool will now be available the entire summer when scheduling allows.

### Common Area Trash Cans

Recently some homeowners have brought concerns related to recycling to the attention of the Board. Trash cans are located throughout the Association common areas. Those cans are emptied twice per week. The trash can stations only have single receptacles for landfill trash and do not have recycling cans. The Board is working with the General Manager to designate areas where we can have a two can station installed. The Board also discussed potential compost collection stations being placed in areas where there are picnic tables and near the pools. As you have probably seen, many of the current trash stations are cement encased. This project could take several months.

Thanks for reading. Hope to see you at our next regular Board meeting. All of our meetings are currently held on Zoom so hopefully owners are able to attend.

**Mike Kindorf**  
*CHOA President*

## Architectural Committee Chair's Corner // June 2021

Summertime is here and with it will be hot days. With drought conditions facing us again this year, it's going to be challenging to keep lawns green but let's do our best to keep our yards trimmed.

This might also be an appropriate time to consider replacing some turf with some type of drought resistant landscaping. For those interested, our water district offers several rebate programs to help cover the cost of water-saving landscaping with information available at <https://www.ccwater.com/157/Rebates>.

**Ken Dixon**  
*Committee Chair*

## CHOA Swim Lessons

Due to the difficulty and uncertainty caused by COVID this summer and last, CHOA will not be offering swim lessons at the pools this 2021 summer. We do apologize for the inconvenience. We will be



revisiting this item later in the year in preparation for the 2022 swim season, including the possibility for larger, group-focused, HOA-sponsored swim lessons for the kiddos and young ones.

This item will likely be discussed around winter of this year, or early spring next year. We will be sure to provide updates of any new developments via the eSignal, Signal, and on the HOA website!

## General Manager's Update // June 2021

Hey CHOA! Hope everybody is doing well and prepped for the upcoming warm weather. I feel like I keep talking about getting ready for summer in this column, but yesterday I had to put a sweatshirt on when I walked my dogs after work. What's the deal with that? It's June. False advertising. Where do I file a complaint? Or leave a 1 star Yelp review?

Anywho, here's a quick update on some things happening around the Association:

- The lower tennis court project is underway! A vendor will be on site for the next week or two installing new permanent fencing at the lower courts that will separate the new pickleball courts from the 3 tennis courts. Once the fencing and hardware is up, a separate vendor will be on site to resurface and repaint the lines. When all is said and done, we will have converted the lower courts from 4 tennis courts to 3 tennis courts and 4 pickleball courts!
- A vendor will be on site in the coming weeks to install a new key fob entry system at the east entrance to the lower tennis courts. This means that tennis players can enter from the (existing) west end of the court, and pickleball players can walk straight in to the PB courts on the east side. Your current key fob will work with this system, so no changes there!
- We are also shooting for the windscreens at the

lower courts getting replaced later this year.

- We have received multiple bids from painting vendors to repaint the practice board immediately adjacent to the lower tennis courts, which will be reviewed by the Board at their June meeting. I expect that this project should be done before the end of July.
- This summer we will be replacing the pump and control panel system at the central well. The pump is due for replacement, and it is being replaced with a variable frequency drive pump that will adjust to the actual demand/availability. Our goal is to increase the amount of well water we utilize for the central greenbelt area, ultimately reducing our reliance on district water.
- The Board approved a bid for a vendor to pull the pump at the South Slope well and perform a video inspection to ensure that it is still viable, before performing any potential upgrades.
- The bike rack at the east pool was repaired and fully bolted down in its original position – previously, a screw had been removed and some individuals had rotated it so that it abutted the pool fence, and used the rack to jump the fence when the pools were closed.
- I am currently working with vendors for pricing on replacing the swings at the main playground. One swing is currently out of

commission and we are due for an upgrade!

- The gate lock at the lower tennis courts was repaired last week. The electric strike was missing a screw and not properly keeping the gate locked.
- The Clubhouse and Business Office are scheduled to be recarpeted this summer. Our goal is to complete the Clubhouse portion of this project before it is likely to reopen, which should be late summer/early spring.
- We have a dedicated web page setup on the HOA website with information about the city's ongoing pavement project.

And as always, another book recommendation from the GM that no one asked for but you're getting anyways....



**Hamnet**  
by Maggie O'Farrell

*One of the best books I've read in*

*AGES! I purposefully read this one slowly so I could really savor it. It's not necessarily a breezy read, but one that will stick with you for years! Incredible writing. Hard to describe without getting a little sappy. It's just lively and stirring! I connected so deeply with the characters and the writing. It just makes you feel, and I mean that in the best, most positive way. Highly recommended!*

Until next month!

-Bill, CHOA General Manager

## We're Impressed

Thanks to all the owners who are spending their hard-earned time and energy keeping their properties looking great!

- 4417 Canoe Birch Ct
- 4397 N. Sugar Maple
- 4398 N. Sweetbriar
- 4395 N. Winterberry
- 4399 N. Winterberry
- 4422 Sugar Maple Ct
- 4426 Sugar Maple Ct
- 4418 Sugarland Ct
- 4413 Sweetbriar Ct
- 4423 Sweetbriar Ct
- 4412 Willow Glen Ct
- 4416 Willow Glen Ct
- 4418 Willow Glen Ct
- 4404 Sugar Maple Ct
- 4421 Sugar Maple Ct
- 4405 Sugar Maple Ct
- 4409 Sugar Maple Ct

*thank you*

## Coyote Sighting! Again!

We wanted to make owners aware that we have received reports of a small coyote sighting within the CHOA grounds again! The best way to keep these critters out of the community is by making sure all trash containers are securely closed, no trash or food is left out for them to be able to access, and that all small animals are kept indoors when not being directly supervised. Unless the coyote is aggressive, no state, county, or city department will respond to a call about coyote sightings as far as we are aware, but just keep your eyes peeled and your trash sealed!



## HOA Helper - Common Interest Management Accounting System Change

You may have received one or more notices in the mail from Common Interest, your HOA's management company, regarding a recent accounting system change. If you haven't already, you should be receiving a notice in the mail this month with your new account number and a registration key. By using this account number and key, you will be able to log in to a new Common Interest portal where you can view your account information, make a payment, setup autopay, and report common area maintenance concerns – all online!

If you receive a billing statement for your June assessment payment, the billing statement will reference your old account number and is the last time your old account number will be used. You will receive your new account number in June and on subsequent billing statements. We will not have your new account number earlier, so please wait for your new ac-

count number to be mailed to you in June. During the month of June, we will continue to process payments referencing your old account number, but you will need to update your account number when making future payments.

Depending on how you make your HOA payments, you may be affected and be required to take action:

**If you use your own bank's bill payment system:** You need to update your bank's bill pay system with your new account number.

**If you mail a check with your account number in memo of the check:** You will need to use your new account number on your check.

**If you are mailing a check with the "tear-off" coupon at the bottom of your billing state-**

**ment:** You can continue to send payments this way and don't need to do anything different as future statements will contain your new account number.

**If you are signed up for ACH where Common Interest Management pulls your payment on the 10th of each billing month (you also may have previously mailed a voided check to Union Bank to initiate this):** We will continue to pull payments as usual and there is nothing for you to do. After June 1, we will no longer accept new ACH payment set-up, but will continue for those already enrolled. You can use the Association's new online homeowner portal to set up a new automatic payment.

**If you make one-time payments through Union Bank's website:**

Online payments will now be accepted through the Association's new online homeowner portal instead of the Union Bank website.

**If you set up recurring payments on the Union Bank website:** All recurring payments, even those set up using your old account number, will continue. You can continue to manage those payments directly at the Union Bank website using your Union Bank login.

**If you pay by check, the mailing address has not changed!** The only item that has changed is your account number. If you have any questions about this process, please contact [customerservice@commoninterest.com](mailto:customerservice@commoninterest.com) or call Common Interest at 925-743-3080 and they will assist accordingly.

## Please Pick up After Your Dogs

CHOA is a dog-friendly community with tons of open space and areas for walking our four-legged friends. The HOA has installed several dog waste sta-

one of the many common area trash cans. We also would like to re-mind everyone that dogs must be kept on a leash at all times except at the dog park. This includes even the



tions and trash cans to make it easier for residents to pick up after their pets. We respectfully ask that everyone clean up after their dogs and dispose of any doggie bags in

bestest, most well-behaved doggos - please be respectful of your neighbors and make sure your dogs are leashed whenever you're out and about!

## Main Playground Porta-Potty Update

YOU may have noticed the porta-potty that was recently installed over near the main playground a few weeks ago. This is a temporary fixture installed at the request of many residents who frequently utilize the main playground and upper tennis courts. In the past, the bathrooms at the Clubhouse were open and available whenever the main pool was open. The current pool schedule means that these bathrooms are not consistently available to residents. In response to this, the Board authorized the temporary installation of a porta-potty near the main playground until the main pool could be

opened 7 days a week, through the end of the 2021 swim season.

We understand that it does have an impact on aesthetics, but this is a temporary solution to a problem that will be solved when the main pool can reopen 7 days out of the week (which we hope is very soon!). And a special shoutout to the Oakbrook Ct folks who have been dealing with it for the past few weeks!





## CCWD Lawn to Garden Rebate Program

While this might not be new news to more seasoned CHOA residents, we wanted to take this time to remind all homeowners that Contra Costa Water District currently offers a rebate plan for own-

ers who wish to replace their front yard lawns with "water-wise landscaping". For every foot of lawn replaced, CCWD will offer a rebate of \$1, with a maximum single-family rebate of \$1,000. This is a great opportunity for those who

would like to reduce their water usage and expenses, are tired of the constant battle of keeping parts of the lawn green and healthy, or simply want to embrace the use of a more responsible, native-Californian landscape design using plants that naturally thrive in the Northern California weather.

This is a program that the Association has used multiple times in the past – since 2013, the Association has received more than \$10,000 in rebates from WWCD for replacing

common area lawns with more water-wise landscaping. We highly recommend that any interested owner take advantage!

And for those who may be unaware, the Association does not require approval or review for owners who wish to make a modification to any landscaping located on their property, so no need to fill out an application for the Architectural Committee to review for anyone wishing to replace their lawns with something a little more native!



Before...



After!

## Concord Pavement Construction Project

Construction for the Concord Pavement Maintenance project has started and will be continuing through the coming months. We are frequently updating the Association's website with information and scheduling details related to this project.

All updates for this project can be found on the following web page:

<http://walnutcountry.com/concord-pavement-maintenance-zone-4-project/>

There is a permanent link on the Walnut Country homepage as well, under the "Community Events" box, as well as a direct link in the navigation bar under "News & Signal".

Please note that this project is in no way associated with Cowell HOA. It is a city funded and managed project. We are only assisting the Construction Management vendor in communication and updates and only have as much information as the city is willing to provide to us. If you have any questions about this project, you should reach out to the Resident Engineer first (his name is Bill too – sorry in advance for any confusion that may cause!):

**Resident Engineer:**  
Bill Coletto – 630-440-3600

The HOA's web page will include all notices that the city and Construction Manager has sent out to affected residents, as well as the most current construction schedule available.

Please contact the Resident Engineer directly should you have any questions or concerns related to this project.

## Walnut Country Swim Team News



First, we would like to thank CHOA and Bill Mazza for taking care of a gas leak that required the gas line to the pool heater to be turned off. The special leak required persistence in terms of finding the right vendor to come out and take care of it. All our swimmers appreciated getting back to warmer water!

The WCST summer season is well underway and we are having meets! Currently swim meets in our area are following a different structure in order to avoid large crowds. Instead of having all swimmers and their parents on premises for the usual 4-hour meets, two different "waves" of swimmers attend

for half the time. Each wave is effective its own shorter meet for a about half the swimmers. Below is our list of upcoming home dual meets or team events. Our invitational meet, the Crossings Challenge, has been canceled due to its large size and planning lead-time.

- Wednesday June 2nd, 4-9pm
- Wednesday June 16, 4-9pm
- Wednesday June 23, 4-9pm
- Saturday June 26, 8am-12pm
- Wednesday June 30, 4-9pm
- Wednesday July 14, 4-9pm

At this time, only immediate family members are allowed at these events. We look forward to the day we can invite anyone to cheer for the Stingrays!

On a final note, we would like to acknowledge the super important role models that fathers are for all children. We wish them a wonderful Fathers' Day!!

Be well and stay healthy!

-WCST Board of Directors



## Lower Tennis Court / Pickleball Project Underway!

As of this Monday, a vendor is on site at the lower tennis courts working on the permanent Pickleball installation project! As a reminder, project is expected to **last until June 27th**. Pending any unanticipated delays, the lower tennis courts and new pickleball courts should be open for use to all owners on Monday, June 28<sup>th</sup>.

The lower tennis courts will be closed while this work is underway, so from June 7<sup>th</sup> to June 27<sup>th</sup>, tennis players should anticipate only being able to use the upper courts and plan accordingly. The Board has confirmed that no USTA play will be permitted

on site while the lower courts are closed, in an effort to prevent overcrowding and unavailability of the courts to non-USTA residents during this time.

A new fence will be installed separating tennis court #7 from the Pickleball courts, which will have an opening at each end to allow for easy access between areas. The plan is also for the fence separating the pairs of Pickleball courts to have a gap to allow access as well. A new key fob reader will then be in-

stalled at the east entrance gate closest to the practice board, so that pickleball players can enter straight into the pickleball courts.

When the project is completed, the lower courts will sport 3 tennis courts and 4 permanent pickleball courts. We hope that the CHOA residents are as excited for this upgrade as we are!

Additionally, the CHOA board approved the installation of an additional fob entry system at the east entrance of

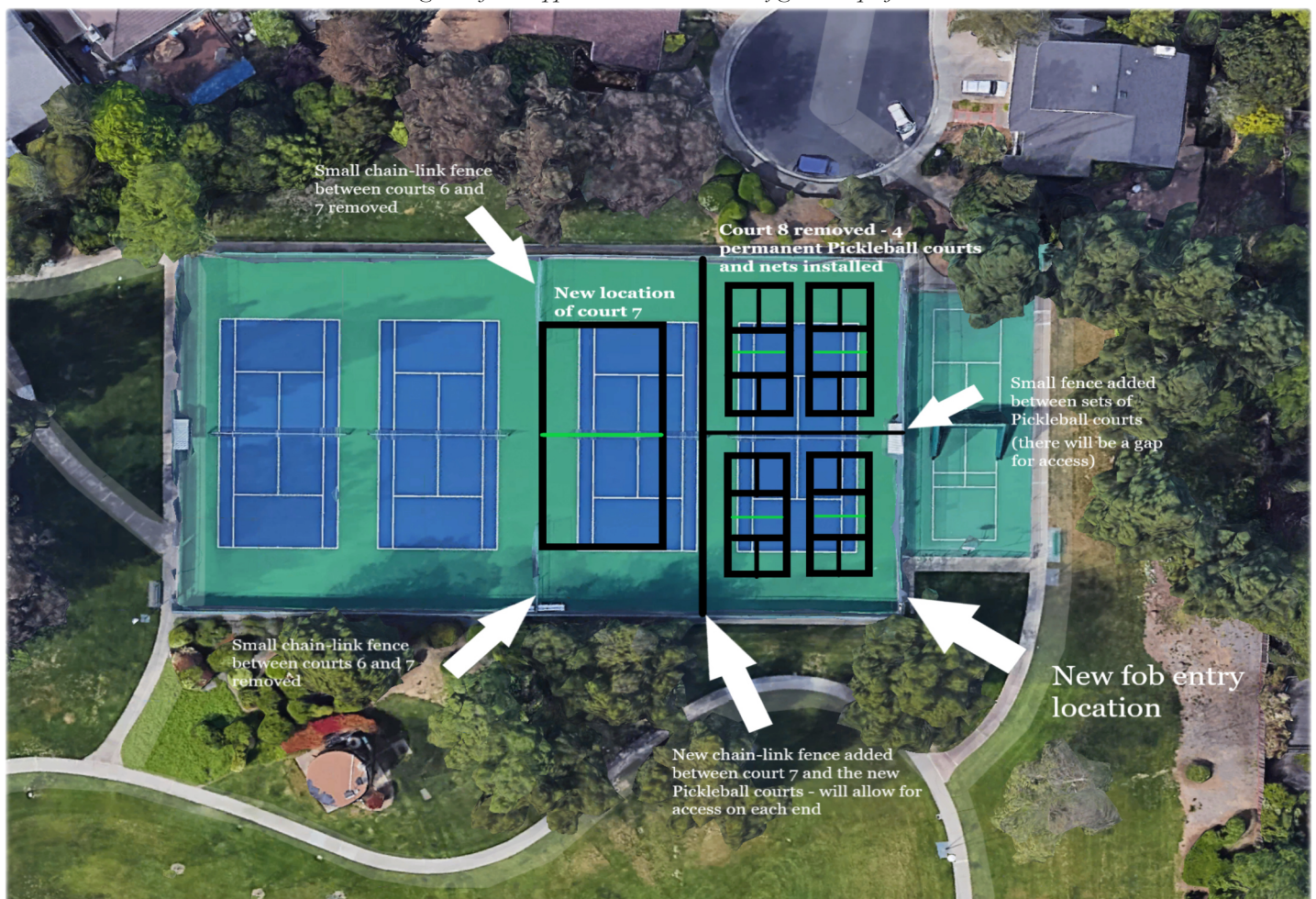
the lower tennis courts, near the practice court. This means that residents will be able to enter the lower tennis courts from either the west or east end. All current key fobs will work with at this gate, and if you already have a key fob, you will simply be able to use it for access as soon as the system is installed.

We anticipate that this key fob entry system installation project will be completed around the same time.

If there are any delays to this project, we will be sure to keep everyone updated via eSignal and a post on the HOA website. Otherwise we look forward to a grand opening on Monday the 28<sup>th</sup>!



Diagram of the approved lower court reconfiguration project





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Nicole is a Crossings resident specializing in residential real estate, working with both buyers and sellers. She is active in the community and looks forward to helping you find home!

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