The Signal

AUGUST 2021
www.walnutcountry.com

Walnut Country - The Signal | Volume 2021, Issue 7 | Office Phone: 925-687-9961 | Email: businessoffice@walnutcountry.com

Tree Maintenance Update & Removal Information

The Association recently performed trimming and tree removal throughout the greenbelt and common areas. Specifically, a total of six trees were removed. Several owners have reached out with concerns, questioning why these trees were removed, rather than other trees that they thought might be more hazardous. We understand that a few of the trees removed were in the central greenbelt area, a bit removed from the main walkways.

For this round of tree work, the only trees that were removed were initially determined to be either dead/dying and in need of urgent removal, or reported as an existing or probable safety hazard. No trees were removed due to aesthetics, location, root growth, or maintenance difficulty. The only trees that were removed were deemed to be a hazard or were dead/dying.

For example, the large Blue Gum Eucalyptus that was removed near the smokestack memorial was deemed to be a hazard as it was heavy with sucker growth, bark damaged, and displayed cracked, bare wood at the base. Additionally, the trunk was split with heavy included bark. The arborist's determination was that this tree needed to be removed quickly as it posed a potential hazard. The arborist indicated that this type of damage in the main trunk can lead to whole tree failure.

Another Blue Gum Eucalyptus in the central greenbelt area, just north of the smokestack memorial, was removed because it had excessive deadwood in the upper canopy with severe bark damage at the base of the tree. The arborist determined that this tree was in poor health and recommended that it be removed as soon as possible. The tree next to this one was recommended to be removed because it also had excessive deadwood in the canopy and had a very poor structure. Another tree nearby was removed because it had a severe lean and a large portion of deadwood in the upper canopy, indicating possible root rot.

In general, per the arborist who has been inspecting our trees, tree risk assessment takes into consideration the health/condition of the tree and nearby targets, then factors the potential for tree failure, with possible targets (type of targets, frequency target is beneath tree, etc.) to determine an overall risk rating. Should a tree fail when a person is underneath it, the consequence could be injury (or worse), which holds a higher risk rating, for example.

It is important to note that the Board is not made up of tree experts who can determine if one tree is better to remove than another. The Board relies on vendors who who are experts in their field and are able to provide sound guidance and appropriate recommendations.

We hope this information helps better clarify the reasons some of the central greenbelt trees were removed last month. We know the shade and visual of a big mature tree will be missed, but in these cases the Board has a duty to appropriately maintain the common areas and ensure that hazardous trees are quickly dealt with. The Board is trying to strike an appropriate balance with its arborist and tree maintenance company, one that fits within the Association's budget and the community's expectations.

One of our next projects is working to develop a tree re-planting plan and schedule, which will be discussed at board meetings later this year.

As always, if you have any questions, please reach out to the Business Office.

Walnut Country
THE CROSSINGS

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Upcoming Schedule

Board of Directors Meeting
- Thursday, August 26th @ 7pm

Architectural Committee Meeting
- Thursday, August 19th @ 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!

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Treasurer's Report (Year to Date)

Balance Sheet as of May 31st, 2021

The June financials are not yet available for review due to our current accounting system transition. Because of this, we are reprinting the May financials. Apologies for the inconvenience!

Current Assets		
Cash - Operating	$	128,612
Cash - Reserves	$	2,452,474
Receivables	$	59,540
Prepaid Expenses	$	60,307
TOTAL ASSETS	**$**	**2,700,933**
Current Liabilities		
Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	**$**	**147,486**
Delinquent Assessments, Fees, and Fines		
Total Outstanding Assessments as of 5/31	$	(8,347)
Total Outstanding Fees and Fines as of 5/31	$	(3,628)
TOTAL OUTSTANDING DELINQUENCIES	**$**	**(11,975)**

A LOOK at the BUDGET

Year-To-Date Budget Report

	Actual	Budget	Variance	Monthly Actual
Total Revenue (Accrued)	**$ 564,706**	**$ 557,725**	**$ 6,981**	**$ 116,730**
Operating Expenses				
Administrative/Legal	$ 151,346	$ 138,505	$ (12,841)	$ 28,333
Repairs & Maintenance	$ 105,812	$ 125,570	$ 19,758	$ 26,666
Utilities	$ 69,923	$ 90,335	$ 20,412	$ 18,817
Miscellaneous (Payroll)	$ 8,773	$ 62,710	$ 53,937	$ 3,200
Reserve Transfer	$ 140,605	$ 140,605	$ -	$ 28,121
Total Operating Expense	**$ 476,459**	**$ 557,725**	**$ 81,266**	**$ 105,137**

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!

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President's Corner // August 2021

Hello Walnut Country, The Board and I hope that you and your family are continuing to have a great summer.

On July 22nd we held our monthly Board Meeting. Below are a few of the items covered.

Lower Tennis and Pickle Ball Courts

In addition to the reconfiguration of the lower Tennis Court complex which now includes three pickle ball courts, the Association is updating some of the other features. The lower courts will be getting new windscreens soon that will match the windscreens installed at the upper courts last year. Additionally, both courts will be getting new benches installed soon. Those benches are more permanent than the previous white plastic benches and should last decades, as apposed to the plastic benches we were replacing every few years.

Clubhouse Update

Now that facilities like our Clubhouse can open, the Board is working with the General Manager to hire staff and reopen the facility. Our goal is to have the Clubhouse operational as soon as we can. There are many behind the scenes steps involved and we ask for patience while we go through the process.

That being said, we are monitoring the situation with the Delta variant and will incorporate that into any decision the Board makes regarding reopening the Clubhouse or making it available to residents. We understand that many want to reserve it and hold events, but we ask for your patience as we try to make a decision that is best for the HOA and the safety of its employees.

Tree Maintenance

Last month I wrote about some tree work that was going to occur in the greenbelt in July, including pruning and tree removals. The Business Office received some questions about tree removals once the work started and I wanted to provide some additional information for everyone. Some homeowners questioned why a few trees in the central greenbelt area that appeared healthy were removed. All the trees that were removed were deemed unsafe by the arborist and at elevated risk of falling over or having large branches break off. One of our Board Members inspected a prominent tree after it was cut down and found the inside of the main trunk was in fact completely rotten. Please understand that the Board's top priority with regards to trees is making sure they are as safe as possible while maintaining the beauty of our Greenbelt. The Association is also working on a long term plan to begin replacing removed trees with new trees.

Tree Tags

As part of our new Tree Plan that is being prepared by our arborist, an inventory was conducted of all the mature trees on the Greenbelt. Each of those trees had a blue metal tag installed with an inventory control number specific to that tree. Unfortunately, some of those tags have been removed. In one case, children had pulled off a few of the tags without realizing what they were. If you should see children pulling off the tags and are comfortable asking them not to, that would be appreciated. In addition, if you find a discarded blue tag on the Greenbelt and wouldn't mind dropping it off at the Business Office, we will get it remounted to the proper tree.

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 // August 2021

What is the Architectural Committee and what do we do? The answer is pretty simple and outlined in our charter:

"It is the mission of the Architectural Control Committee to monitor and enforce architectural rules in the Association Covenants, Conditions and Restrictions (CC&Rs) and other rules as may be adopted in order to maintain and protect the values of Association and individual properties within the development."

Our HOA rules (Article II, Section 13) require that "All properties must be landscaped." There is also language to address lawns in drought periods: "In a declared drought emergency with mandatory water restrictions, lawns may be allowed to dry, but must still be kept free of weeds and neat." So, while we're not (yet) under mandatory restrictions, allowing a yard to become a weed patch is never allowed.

In addition to addressing properties that are not being properly maintained, the Architectural Committee also reviews and approves modifications to our properties desired by homeowners to ensure we maintain an attractive neighborhood. If you are contemplating anything of significance, please go to our website to download an architectural application and submit it to the business office before starting the work.

Some things can be done without Architectural Committee approval. These include landscaping changes that do not include changes to the hardscape (driveways, walkways, etc.). So, if you just want to replace some vegetation with something that takes less water…go for it!

Finally, we could really use another couple of volunteer homeowners to join the committee. If you might be interested, please contact the business office; it takes a lot of volunteer effort to maintain The Crossings as the best place to live in Concord!

Ken Dixon
Architectural Committee Chair

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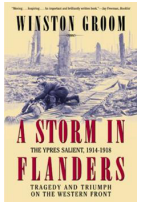
General Manager's Update // August 2021

Hey CHOA! Hope everyone's had an enjoyable summer so far, and that we can look forward to a few more months of hot-but-not-too-hot weather! Here are some updates for you all from the past month or so…

- We are just about finished with round two of tree trimming for 2021, this time with our new vendor Arborwell. A significant number of trees within the greenbelt were trimmed, and about 6 in total were removed. I have another article about that specifically in this edition of the Signal. This round of trimming was more of a "catch-up" than anything else, and we hope that starting in 2022 we'll be able to incorporate a more proactive, cyclical tree care plan. This year's trimming focused on urgent needs, rather than regular maintenance. We anticipate that we will have our trees trimmed twice a year, likely in the late winter/early spring, and again in the fall.
- New windscreens were installed at the lower tennis and pickleball courts!
- At the July meeting, the board approved the purchase of new tennis court benches. These are high quality benches made of a Durawood plastic composite material, and are meant to be more of a permanent fixture. The current plastic benches would typically need to be replaced every 5 or 6 years.
- We also have new bulletin boards being installed near the entrance to each of the upper tennis courts. This is where we'll be able to put up notices and USTA team schedules, so all homeowners are aware of when the local CHOA USTA teams will be practicing and playing.
- The Board approved having a vendor repair and replace the lower court practice board plywood on the south facing side, as well as a full paint job. That is tentatively scheduled for this month or next, depending on when the supplies will be available.
- New outdoor clocks (with built-in thermometers) were installed at the side pools. These clocks are a bit fancy and have a feature where they wirelessly connect via radio signal to the National Institute of Standards and Technology in Fort Collins, Colorado to sync with an atomic clock. This means that the clock will automatically adjust for Daylight Saving Time! I know it's a pretty simple technology, but I still think it's pretty darn cool…
- A vendor was on site in mid-July to clean out the central well and install a new variable frequency drive (VFD) pump. This project was approved by the Board in an attempt to increase the amount of well water we can pull from our central well. Historically, this pump used to provide us with about 20 to 25 gallons per minute, which wasn't bad. Over the last few years, that number has decreased to 10 to 15 gallons per minute. The slower this water gets put into the tank, the more district water we end up using to irrigate (and the more expensive our water bills are). So far, this new pump seems to be pulling about 33 to 35 gallons per minute, which is a big improvement! If this holds steady, the next step will be to install an upgrade control panel that will allow us to adjust settings in real time, including when the supplemental district water will kick on (right now that's really difficult to adjust without draining the tank and adjusting the floats inside it).
- We don't have any updates on the clubhouse reopening or being available for parties at this time. Originally the Board gave the green light to start re-hiring staff and work on coverage for the facility, but recent COVID developments, including the new Delta variant, might mean this is pushed back until things stabilize. This is something the Board will continue to monitor and discuss. In the mean time, we are not currently accepting reservations for the clubhouse and do not have a date that it might open. Sorry for the inconvenience!
- We're expecting new pool furniture to be delivered around the end of this month or early September – keep an eye out! We'll be adding more standard "dining" style chairs along with the current lounge chairs and a handful of the low sand chairs.
- We have new double trash/recycling bins ordered for the tennis courts, and those should be arriving within the coming weeks. These will replace the existing old metal trash cans on each court.
- We also have ordered 4 double concrete trash/recycling bins that will be installed along the common area walkways. We plan to put these near the main playground, the picnic tables by the main pool, the table by the east pool (Canoe Birch), and the bulletin board by the west pool (Barberry). These are sort of a trial run to see how adding recycling options to the common area trash bins goes. If it's a hit, the Board may consider installing additional double bins sometime in the near future.

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



A Storm in Flanders: The Ypres Salient

by Winston Groom

The guy who wrote Forrest Gump also wrote a book about arguably the worst place to be in all of World War I, go figure. But it's excellent! Pretty accessible if you're at all interested in WWI, and oh boy was Passchendaele horrible. Recommended, but not for the squeamish.

Until next month!
-Bill, CHOA General Manager

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HOA Helper - How does the HOA's annual budget work? Why $103?

Since budget season is right around the corner, I wanted to take this time to go over how the HOA budget process typically works, so owners have a better understanding of how the Board landed on the number $103 per month for the CHOA assessments, and where exactly that money goes.

The CHOA board is required to approve a budget once per year. This is typically handled around late summer or early fall. The HOA is required to mail a copy of the budget package out to all homeowners around October or November, so everyone has time to review the new budget and make necessary changes if the assessment amount increased or decreased.

Typically, the manager for your HOA puts together a first draft for the board to review. This draft is usually the manager's "ideal" budget based on historical trends and actual spending over the last few years. This draft is then used as a foundation at the Board meeting, where the CHOA board will go through all parts of the budget line by line. Last September, the Board held a special meeting where the only agenda item was to go through the 2021 budget, line by line. This meeting lasted around 4 hours. The current budget has about 71 individual line items, like water, gas, management, landscape maintenance, etc.

The CHOA budget can be broken down into two main categories:

1. Operating expenses (bills, regular maintenance, etc)
2. Reserve contribution (money that the HOA deposits into the reserve account every month per the approved reserve study)

The reserve contribution is a single line item that is determined by the amount indicated in the approved reserve study for a given year. For example, in 2021, the board approved a monthly reserve contribution of $28,121. All things being equal, it is expected that this reserve contribution will increase annually, to keep up with inflation and the rising costs of materials and labor.

Typically when the Board meets to review the draft budget, the reserve contribution number has already been decided. For 2022, we anticipate that the draft reserve study will be approved at the August meeting, and then the budget approved at the special meeting the week following, in early September.

What makes up the budget

The 2021 CHOA budget called for $1,001,075 in operating expenses, and $337,457 to be transferred to the reserves. The $337,457 number was determined by the 2021 reserve study. So what was the remaining million-ish dollars made up of?

The budget's operating expenses can most easily be broken out into four main categories: **utilities, repairs and maintenance, administration, and payroll.**

Utilities

This one is pretty self explanatory. In 2021 we budgeted $216,800 for utilities. More than half of this was for water, where we budgeted $135,000. With the weather getting hotter and water getting more expensive, we've been on an upward trend in this spending category, and in 2020 spent a total of $149,592 on water for the year. Another $65k was spent on gas and electricity for the pools, common area lights, and facilities. Of your $103 monthly assessments, about $11 per month goes straight to water, and $5 per month pays for electricity and gas.

Repairs & Maintenance

These are the costs for physical maintenance of the property. As you might expect, our biggest expense here is landscape maintenance and irrigation repairs. This category also includes pool maintenance, pest control, lighting, alarm monitoring, dog waste bags, tennis court maintenance, HVAC service, security patrols, janitorial, plumbing, and locks/keys. A lot of work goes into keeping the CHOA common areas and facilities up and running! This makes up about a third of the CHOA operating budget, with $301k budgeted for the year.

Administration

The two big ones here are costs for management and accounting (through Common Interest) and common area and liability insurance. This also includes legal fees, taxes and audits, printing/postage/mailing (which can get costly when you need to mail out notices to more than 1,000 residents!), and software/service (like what we use for the eSignal and the HOA website). This category makes up about another third of the CHOA budget, coming in at $332k.

Payroll/Employees

Another category that is pretty self explanatory. This portion of the budget is meant to cover the costs associated with HOA employees like the pool monitors, clubhouse staff, janitor, handyman, recreation director, etc. It also covers payroll processing fees and taxes, and employee benefits.

Ideally, when the Board is reviewing a draft budget and thinking about assessments for next year, the focus should be on making sure the Association has money to cover actual expenses. Sometimes Boards get focused on ideas like not increasing assessments, which, while noble, might not be realistic. This year we've seen the price of some materials double. Gas is almost at $5 a gallon. Vendors are all passing this cost along to their clients, so it's not realistic to expect that prices are rising for everything around you except for your HOA's expenses. HOAs are facing the same problems regular homeowners are – everything simply costs more now. If the Board's goal is to reduce assessments, it will need to reduce services in turn.

The point of the budget is to prepare to collect enough money to match the Association's anticipated actual expenses. To reduce expenses, the Board would need to take a hard look at some CHOA services and see if any could be reduced or removed entirely. Otherwise, if the cost of doing business and maintaining the CHOA property continues goes up, it doesn't make much sense to assume that your HOA assessments won't be impacted or follow suit (within reason of course).

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Architectural Committee Volunteers Needed!

CHOA is currently in need of one or two additional volunteers for the Architectural Committee! This committee meets monthly to review architectural applications submitted by other homeowners who wish to make changes or upgrades to their residences. At this time, all meetings are held online via Zoom.

This Committee also performs regular site inspections, keeping on the lookout for violations of the Association's governing documents. This committee is integral to CHOA's success and one of the main reasons why this community is one of Concord's hidden gems!

If you are interested in volunteering, please email the General Manager at businessoffice@walnutcountry.com or call the Business Office if you have any questions at 925-687-9961. If you're curious, you can also attend one of our upcoming Architectural Committee meetings, currently held on the 3rd Thursday of every month. Email the GM if you'd like the Zoom info!

Tree Inventory Tags & Vandalism

You may have noticed small blue metal tags attached to most of the trees in the central greenbelt area. This was recently done as part of an inventory of all greenbelt trees by the new arborist, Arborwell. Part of this inventory included an inspection of these trees and subsequent proposals for trimming and removal recommendations.

These tags were installed for inventory and tracking only – it is in no way a show of intent to trim or remove a specific tree. We hope that by numbering the trees, homeowners can report specific trees that they think might be concerning, and in turn reducing any potential confusion or misinterpretation when having our common area trees inspected. It will also help us better keep track of the inspection and maintenance history of each tree.

Unfortunately, we have noticed that some tree tags are being removed by some CHOA residents. Please know that this is considered an act of vandalism, and we respectfully ask that any and all individuals refrain from touching the newly installed blue tree tags. If you have children, please pass this message along to them so that they are aware.

In some cases, we've found tree tags that were removed and then stuck into the trunks of nearby trees. This inventory program did come at a cost to the Association, and continued vandalism like we've seen will no doubt result in more money spent making repairs and retagging trees.

If you can, please pass this message along to your family and neighbors so they are aware. Thank you all for your help!

Walnut Country Swim Team News

What a season! Recreational swim teams started the season with some hesitation and slowly planned for swim meets in "waves" (smaller groups of swimmers). The Reopening of California in June quickly brought back practically normal meets, culminating with our traditional City Meet where the theme was "California Cities."

WCST swimmers showed wonderful spirit representing Santa Cruz and had some great swims. Only the County Meet remains (July 31-August 1), where we wish our qualifiers the best.

Our team will go into recess for what is left of the summer. We thank everyone-coaches, parent volunteers, and our swimmers for all their hard work and dedication that made for a wonderful season.

We also wish everyone in the community a safe and joyful rest of the summer!

Until next time!

-WCST Board of Directors

Pesticides/Herbicides Webpage

After working with our vendors and legal counsel, the Board recently approved the new Pesticide Application & Notice Policy at their May meeting. As a result, we've been hard at work at creating a web page on the Association's website that provides owners with information about what exactly is being applied throughout the common areas, the application schedule, and what specific applications are for.

The page is now live at www.walnutcountry.com/pesticides

It's important to note that the process of using pesticides, herbicides, and gopher/rodent abatement throughout the common area is not new, nor has it necessarily increased at this time. This policy was put in place so that residents have more information available about what is happening in and around the community. The number of applications has not changed over the years, or likely over the decades. In fact, the Board is currently working with its vendors to reduce the overall amount of herbicides being used throughout the landscaping, for example. We are simply making this information available to interested residents.

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Vegetation Along Sidewalks

Just a quick reminder to everyone who has landscaping abutting a public right-of-way (like sidwalks) to make sure those are trimmed back regularly to allow for pedestrians to walk through without issue. This is especially important in areas along main streets like North and South Larwin with dedicated bike lanes and frequent vehicle traffic.

This is also a requirement of the city of Concord, and owners are welcome to report right-of-way issues like this directly to the Code Enforcement division.

Reminder - Write Down Key Fob #s

The CHOA pools and tennis courts all use an electronic key fob system for access control. The benefit of this system is that pretty much everything can be controlled remotely, including schedules and times for when the locks can be opened by residents and vendors.

The specific key fob that you have is linked with your address using the printed numbers on the back of the key. When you are first given keys, the numbers on the back are entered into the system alongside your address. If there ever is a problem with that key, we would look into it using the number on that specific key.

Unfortunately, the ink that is used to print these numbers onto the key can rub off after a few years of heavy use. If these numbers rub off, there is no way to know what unique key that is, and in turn check it for issues or make sure it is correctly programmed in the system.

We would like to remind all residents to write down the numbers on the back of their key fobs for safe keeping, in case the key experiences any issues in the future. Replacement key fobs cost $10 per, and this would include any key that needs to be replaced because the numbers are no longer visible. Please ensure that you write the numbers down so you have them handy if you ever have a problem with the key fob.

Write down the highlighted portion for your records

Trash Can Reminder

Another reminder for all CHOA residents – per the Association's Rules, trash and recycling bins may only be placed out on the street or stored on a visible location the night before collection day, but otherwise must remain out of sight. Please ensure that you are storing your trash and recycling bins in a location that is not visible from the street, like the garage or side-yard.

Additionally, please refrain from storing loose trash and debris in your front yard for more than seven consecutive days (the next regularly scheduled trash collection day).

These rules are in place to help protect property values and enhance the development's overall environment. Thank you everyone for all of your hard work!

We're Impressed - Low Water Use Front Yards

This month, a special shout out to owners who we think have done a fabulous job transforming their front yard into a wonderful low water use oasis! Look to these properties for a great example of how to keep your front yard looking great while reducing the amount of water needed for irrigating:

- *4414 Arrowwood Ct*
- *4401 Indigo Ct*
- *4393 N. Water Oak Ct*
- *4488 Snowberry Ct*
- *4307 S. Larwin Ave*
- *4412 Water Oak Ct*
- *4413 Water Oak Ct*
- *4415 Water Oak Ct*
- *4418 Water Oak Ct*

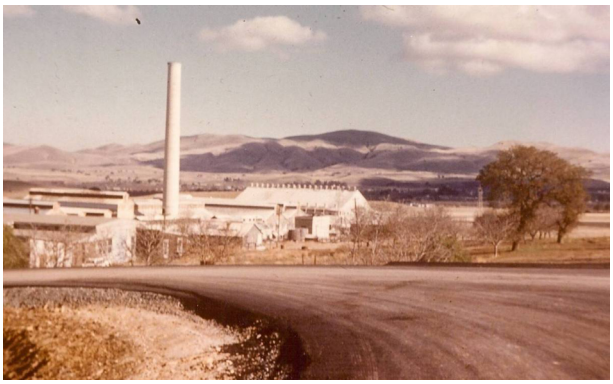
Over the coming months, we'll continue highlighting properties and owners who are doing a great job keeping up their property, while important taking steps towards sustainability and water conservation.

As always, thanks to all the owners who are spending their hard-earned time and energy keeping their properties looking great!

USTA Tennis Matches & Schedules

Now that local CHOA USTA teams are resuming competitive tennis play, some of the tennis courts will be reserved for practices and matches. Schedules will be posted near the entrance to each court, as well as on the CHOA website on a page dedicated to USTA schedules. This page will be frequently updated. It is located at:

www.walnutcountry.com/usta-schedule/



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Nicole is a Crossings resident specializing in residentail 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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