



Walnut Country - The Signal | Volume 2022, Issue 3 | Office Phone: 925-687-9961 | Email: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

### Clubhouse Update - Opening Soon!



We've been getting many calls asking when the clubhouse will be open and if dates are available to reserve for private parties, so we wanted to take this opportunity to provide a front-page update for the clubhouse and its current status!

The Board has discussed the clubhouse at just about every meeting for the last few months, and at the February meeting a resolution was made to officially move forward with trying to get the clubhouse back open for 2022.

I've been the General Manager here since December of 2019, and due to COVID, we were forced to close the Clubhouse in March 2020. So over my last two and half years, the clubhouse has only been open for a handful of months! We are now working hard to get the building back into shape – this includes things like cleaning, organizing, and staffing. We are hopeful to get all of this completed and have the clubhouse

related).

We do have an opening date confirmed, we will notify all residents with the following two methods:

- An update on the HOA website at [www.walnutcountry.com](http://www.walnutcountry.com)
- An eSignal email blast to all residents who have signed up (if you haven't signed up, or don't know if you are, please email the Business Office!)

We will not be taking Clubhouse reservations until we have an opening date confirmed. Once the date is confirmed, we will provide information regarding the reservation process, which will now be entirely online. There will be a web page with a calendar so you can see the clubhouse availability in real-time, and can make your reservation online in minutes without needing to visit or call the clubhouse.

We are very excited for the reopening and can't wait for residents to be able to get

back into the clubhouse! Here's a short summary of some of the work that's been done while it was closed:

- The entire building was re-carpeted
- The office was cleared out and all furniture is being replaced
- All balconies were inspected to confirm that they were structurally sound (they were)
- The entry bridge is having its post footings replaced (the concrete bases were cracking on both sides)
- The pool tables got some work done – new bumpers were installed and the felt was replaced with a nice new burgundy color
- The gym is getting a new key fob entry system (hopefully before the clubhouse opens, but this might be slightly delayed), meaning residents will now be able to enter the gym from the pool deck rather than the inside of the clubhouse. This means that the gym hours should now mimic the pool hours, rather than the clubhouse hours!

With the clubhouse reopening, we can likely resume the production and enforcement of HOA badges in the near future. We will post updates regarding that on the HOA website, via eSignal, and in these future Signals so that

### Walnut Country THE CROSSINGS

#### In This Issue...

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#### Upcoming Schedule

##### Board of Directors Meeting

- Thursday, March 21<sup>st</sup> @ 7pm

##### Architectural Committee Meeting

- Thursday, March 28<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!

everyone is aware well before anything changes!

We'll let everyone know when badge production has resumed, and give post-2020 residents ample time to get their badges and guest badges. We can't wait for the clubhouse to reopen – but in the meantime, please don't hesitate to reach out if you have any questions! If there are any changes to this plan, we'll send out an update right away.

## Treasurer's Report (Year to Date) Balance Sheet as of February 28<sup>th</sup>, 2022

### Current Assets

Cash - Operating	\$ 137,734
Cash - Reserves	\$ 2,242,792
Receivables	\$ 8,265
Prepaid Expenses	\$ 94,327
<b>TOTAL ASSETS</b>	<b>\$ 2,483,118</b>

### Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	<b>\$ 103,516</b>
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### Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments as of 2/28	\$ (7,524)
Total Outstanding Fees and Fines as of 2/28	\$ (4,741)
<b>TOTAL OUTSTANDING DELINQUENCIES</b>	<b>\$ (12,265)</b>



## A LOOK at the BUDGET

### Year-To-Date Budget Report

	Actual	Budget	Variance	Monthly Actual
<b>Total Revenue (Accrued)</b>	<b>\$ 231,683</b>	<b>\$ 231,851</b>	<b>\$ (168)</b>	<b>\$ 116,399</b>
<b>Operating Expenses (Abridged)</b>				
Insurance	\$ 11,056	\$ 10,267	\$ (789)	\$ 5,539
Taxes & Permits	\$ 2,451	\$ 1,916	\$ (535)	\$ 2,451
Legal Fees/CPA	\$ 3,550	\$ 2,792	\$ (758)	\$ 3,550
Management & Accounting	\$ 36,972	\$ 36,926	\$ (46)	\$ 18,705
Office, Admin, & Mailing	\$ 4,781	\$ 5,877	\$ 1,096	\$ 2,373
Staffing/Payroll	\$ 1,349	\$ 22,451	\$ 21,102	\$ 865
Security Patrol & Gates/Fences	\$ 2,310	\$ 3,667	\$ 1,357	\$ 900
Alarm Systems	\$ 1,484	\$ 1,016	\$ (468)	\$ 888
Landscaping & Irrigation	\$ 30,894	\$ 32,551	\$ 1,657	\$ 16,894
Pest Control	\$ 2,468	\$ 2,500	\$ 32	\$ 1,534
Maintenance & Janitorial	\$ 2,819	\$ 3,083	\$ 264	\$ 2,369
HVAC & Plumbing	\$ -	\$ 1,163	\$ 1,163	\$ -
Building Mtnc (Roof/Carpets)	\$ -	\$ 433	\$ 433	\$ -
Pools, Tennis Courts, & Dog Park	\$ 6,756	\$ 8,859	\$ 2,103	\$ 2,408
Utilities	\$ 28,851	\$ 38,093	\$ 9,242	\$ 14,234
Bad Debt (For Delinquent Owners)	\$ -	\$ 83	\$ 83	\$ -
Reserve Transfer	\$ 60,180	\$ 60,180	\$ -	\$ 30,090
<b>Total Operating Expense</b>	<b>\$ 195,921</b>	<b>\$ 231,857</b>	<b>\$ 35,936</b>	<b>\$ 102,800</b>

**Note regarding new categories:** Discerning readers will notice the categories are different from those found in previous Signals. Good catch! Common Interest Management recently transitioned over to a new accounting system, and as a result, some of the categories are displayed a little bit differently in the monthly financial reports.



## President's Corner // April 2022

Hello Walnut Country, Welcome to another riveting edition of the "President's Corner" in this month's Signal. Okay, maybe not exactly riveting, but I appreciate your reading my attempt at riveting writing.

We held our last monthly meeting on March 24th. Below are some of the highlights and additional news for the Association.

### 2022 Annual Election

In January of this year, new laws went into effect that regulate how HOAs run their annual elections. Some of the time lines, including the call for candidates minimum time period, now require a longer duration. In order to fully comply with this new law, our Association has to move our Annual Election from September to October. For the 2023 election cycle, we will be able to move the Annual Election and Annual Meeting back to September.

### Concrete Greenbelt Walkway Repairs

Many of our walkways through our common areas

are in need of repair or replacement. The board has broken this large project into thirds. This year, we will be focusing on the walkways in the central greenbelt area. We are in the process of obtaining bids at this time.

### South Slope Well

As I mentioned in previous Signals, the Board is focusing on ways to reduce the use of Water District water for irrigation of our common areas. Our first area of focus is the South slope between Ygnacio Valley Rd and South Larwin Rd. The well on the South slope is in need of a new pump motor so that we can increase the use of well water for irrigation there. Our goal for the South slope is to have it completely irrigated by well water and not Water District water. We believe that this will save the Association up to approximately \$50,000 in our water bill. The Board has hired a well repair company to come and do a video inspection of the well. This inspection will tell us if the current well is still usable before we invest in a new pump. This is

a long term project and we will keep everyone up to date.

### Commemorative Plaques

As you have certainly seen in the common areas, many of our green wood benches have commemorative plaques on them. Our Association has a policy where homeowners can submit an application to the Board to purchase and mount these plaques. If approved, the applying homeowner pays for the plaque and the labor to mount it to a bench. The issue we currently have is that there is limited room left for additional plaques. Also, we are currently exploring options for replacing many of the current benches which are failing and in need of replacement. We have found a metal bench that will need less upkeep and will have a longer service life than the current wood benches. You can see a test bench near the lower tennis courts. The only drawback is that these metal benches do not appear to be a good host for mounting plaques. At the last meeting, the Board discussed alternate options for memorial plaques.

We also had helpful input from several homeowners who attended the meeting (Thanks Carol!). While homeowners can still submit applications, the Board has decided that we will not mount new plaques for the next six months while we develop a new concept and policy for memorial plaques. The Board is in favor of the memorial plaques and wants to keep this tradition. Our goal is to update the policy and improve it for the above reasons. Homeowners with ideas are encouraged to attend a future meeting and share your thoughts during the homeowner open comment period or by emailing the General Manager at the Business Office.

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. We'd love to see you there.

Mike Kindorf  
CHOA President

## We're Impressed!

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

- 4489 Adelia Ct
- 4480 Buckthorn Ct
- 4508 Candywood Ct
- 4409 Catalpa Ct
- 4412 Corkwood Ct
- 4413 Corkwood Ct
- 4415 Corkwood Ct
- 4421 Corkwood Ct
- 4395 N. Striped Maple Ct
- 4399 N. Striped Maple Ct
- 4394 N. Willow Glen Ct
- 4402 Spoonwood Ct
- 4400 Striped Maple Ct
- 4402 Striped Maple Ct
- 4405 Striped Maple Ct
- 4411 Striped Maple Ct
- 4405 Sugar Maple Ct
- 4418 Sugar Maple Ct
- 4422 Sugar Maple Ct
- 4423 Sugar Maple Ct
- 4426 Sugar Maple Ct
- 4409 Willow Glen Ct
- 4412 Willow Glen Ct
- 4415 Willow Glen Ct
- 4418 Willow Glen Ct
- 4419 Willow Glen Ct
- 4423 Willow Glen Ct
- 4426 Willow Glen Ct
- 4403 Winterberry Ct
- 4404 Winterberry Ct
- 4414 Winterberry Ct
- 4426 Winterberry Ct

## Street Sweeping - 4<sup>th</sup> Mon. of the Month

As a reminder, the city of Concord provides street sweeping services on the fourth Monday of every month for the Crossings community. Street sweeping is a part of the city's solution of water pollution, but also keeps the community looking good! Please do your part and keep these in mind:

- Mark street sweeping days on your calendar
- Move vehicles off the street
- Move basketball stands and trash cans off the street

- Don't rake or blow leaves into the street – residents who do this make it difficult for crews to remove these pollutants. Please put these in your green waste cans instead
- Ensure that vegetation is trimmed back – including trees trimmed back 8 feet above the sidewalk for pedestrian safety

We appreciate your attention to this matter so that the city can keep the CHOA streets looking great!

## General Manager's Update // April 2022

Hey CHOA! This is a pretty interesting time for me – I started as GM here in December of 2019, and we had to shut the clubhouse down a few months after that due to COVID. So that building has basically been closed and unavailable for most of my tenure as General Manager. Hopefully you saw our front page article about ramping up our efforts to get it back open – I'm excited because this is pretty much the first time since I've started here that I'll get to really have a hand in the clubhouse and all of its related affairs, like parties and reservations, social events, clubhouse staff, badges, etc! There might be some small tweaks to how we do things in 2022, but overall our goal is to get the building open and available to residents as quick as we can. It will still be available for reservations/private parties, it'll be open most days of the week for residents to come in and play a game of pool or ping pong, and we will be working to get events like tai-chi classes back up and running.

Obviously the clubhouse is the big-ticket item right now, but here are some other things we have going on at CHOA:

- The side pool pump room project is nearing a close – right now we are just waiting for an inspection before the new components can all be installed. The installation process should take a couple of days, then (pending no setbacks or issues) it's likely we can get the pools open shortly after!
- If you want a little more context on what exactly we're doing at the side pools (and why it needed to be done), check out the No-

vember 2021 Signal, with an article going into detail on pg. 7. This explains all the components that are being replaced and goes over the full scope of work.

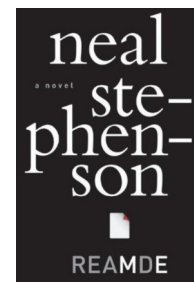
- A vendor is on site replacing the bridge post footings for the clubhouse main entry bridge. The concrete block footings were pretty badly cracked and in need of replacement. Overall, the current condition of the entry bridge is sound, per a recent inspection by a structural engineer.
- The entire south slope along S. Larwin Ave is irrigated using a combination of district water and well water, which all feed into the water tank across from Stone Canyon Ct. The pump for this well is currently not working optimally, and we have had to rely on mostly district water for irrigating this area. The Board recently approved a proposal for a vendor to perform a video inspection of the south slope pump to help us figure out if this well is worth investing money into for repairs/upgrades. This work was previously approved last year, but when the vendor arrived and pulled the pump, they found that the well had been recased down to 3", too small a diameter to allow their camera through. We recently found documentation from 2008 indicating that this was not actually a recase (which is permanent), but rather a new (removable) perforated sleeve that was installed to help keep debris out of the pump. The vendor will be returning later this month to remove the sleeve and perform a video inspection of the well. This will give us a good idea of the well's condition, and help the Board decide if an upgrade to the pump system for this well makes sense (to help us reduce the need for district

water), or if alternative solutions should be looked into, like digging a new well or forgoing the use of a well on the south slope altogether.

- The lock at the small (north) dog park entrance was recently replaced. We were receiving reports that this lock would have intermittent issues. After several discussions with a locksmith, we had the gate handle and all applicable components replaced. The new handle is rigid, so that it doesn't turn. We think that might have been part of the problem – if a resident turned the handle before they turned the key all the way, it may have disrupted the lock mechanism and wouldn't fully unlock the gate. This new system just requires the key to be turned, then the gate comes open, so it should be much easier. We also put a sign up at the gate letting owners know about the change.
- We will be putting up some "Dogs must be leashed at all times" signage around the central greenbelt area. This is following reports of some residents consistently letting their dogs off leash in the common areas (dog park not included). If you ever notice this activity and know where the resident lives, please report it to the HOA so some action can be taken.
- Feedback is wanted for folks who used the gym pre-COVID! If you ever used the CHOA gym (or used it a couple of times and then stopped), we'd love to hear from you! Any suggestion regarding that space is appreciated. The Board is currently thinking about that space and discussing options. Please email me at businessoffice@walnutcountry.com with your feedback – it would be very much appreciated!

- The Swim Team summer season is set to start up on Monday, April 11<sup>th</sup> from 3pm to 8pm, Monday through Friday. The Main pool will be closed to residents during that time.

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



Reamde  
by Neal Stephenson

*The title seems weird, I know, but stay with me. This book (and author) is very much not for everyone, and if you've read Neal Stephenson before you'll know why, but this is my favorite book he's written. I think it's his most readable, down-to-earth, somewhat normal-ish story and it is straight up action-packed and doesn't get lost in pages of gratuitous detail like some of his other books can (I'm looking at you Cryptonomicon). I don't even want to summarize it – it's a huge book and is just all over the place, but I think it moves quickly and kept me interested the whole time. It's like a weird tech-infused, kind of cyberpunk Die Hard. If you start reading it, I think you'll know pretty quickly if you're going to enjoy it or not. And if you do enjoy it, you've got a whole 1,000+ pages to savor!*

Also, Board meetings continue to be held via Zoom (but that might change soon). If you haven't attended a meeting before, why not join us?

Until next month!  
-Bill, CHOA General Manager

## Spring 2022 Tree Trimming Updates & Nesting Season Information

**Y**ou may have seen the recent eSignal sent out regarding tree trimming scheduled for this year. As you may be aware, we are breaking all trimming out into two phases – one round in the spring, and another round later this year.

Following this announcement, we received some questions from concerned homeowners, notably about the potential hazard of performing tree work during nesting season for the local birds here. Following the advice of one owner, we reached out to a local wildlife rescue organization, the Lindsay Wildlife Rehabilitation Hospital, for their feedback regarding the proposed work the Association was about to perform. For reference, the HOA will be trimming its eucalyptus and conifer trees in the spring, and the Oaks and all other trees later this year.

We were told by the Lindsay representative that it is ideal to trim outside of nesting season, between October and February, if possible. The animals that typically nest in the larger trees we are trimming this spring are squirrels, jays, and great horned owls.

The great horned owl nesting season is actually much earlier than the other two – theirs begins in December and is finished well before April. They also told us that, thinking about the nesting season for jays and squirrels, there was very little difference between trimming in April and trimming in a later spring or summer month, such as May or June. They recommended just being careful and keeping an eye out for jay or squirrel nests.

Following that discussion, I reached out to the arborist for the tree trimming vendor who will be performing this work for us in 2022. They provided some helpful information and detailed the steps they take to prevent interfering with any nesting animals:

*While we do try to avoid pruning during these months, there are some situations, like here at Cowell HOA where the age and species of trees require more frequent pruning for safety reasons. The Eucalyptus, Sycamore and Ash located in the Greenbelt are not only aged, but also in a very high-traffic area surrounded by private residences so pruning and subsequently mon-*

*itoring them more frequently is the safest plan moving forward.*

*All of our employees are Certified Tree Workers, through the Tree Care Industry Association (TCLA) to follow Best Management Practices. One of the topics covered addresses interactions with wildlife while working in trees as this is a very common daily occurrence for us. While the training programs are very specific, here is a general idea of how the process works:*

1. Foreman/Climber conducts a pre-work inspection of tree to check for visible signs of nesting
2. If nest is found, tree identification number can be documented and no work will be done on that tree or near the nest
3. If no nest is found, work can proceed
4. If during the course of work in the tree a nest is found, work is to stop on that tree
5. Safety/Hazard Mitigation work: If there is an immediate safety or hazardous situation and nesting is preventing workers from making the tree safe a Biologist will then need to be contacted and contracted at the expense of the association to advise on how work can proceed

*Certified Tree Care Professional Training resource: Best Management Practices - <https://treecareforbirds.com/bmps-and-handouts/>*

This is all a very long-winded way of saying we are aware of the issue with trimming during nesting season, and wanted to make sure all parties are on the same page. For round two of the 2022 trimming, which will be all trees except the eucalyptus' and conifers, that will take place outside of nesting season. For 2023 trimming, we think it will be reasonable to have that taken care of outside of nesting season, pending any urgent or emergency work that needs to happen sooner.

Thank you again to all the concerned owners who reached out – we appreciate your feedback and hope to do all we can to strike a balance between making sure our trees are safely maintained and doing our best to not endanger or disrupt the animals who live here with us at Cowell! After all, they were here first ;)

## Clubhouse Gym Feedback Wanted!

**C**alling all CHOA residents who frequented the gym pre-pandemic! We are currently collecting feedback to help the Board in any future gym-related decision, including possible equip-

ment upgrades, reconfiguration, or re-purposing.

We would very much appreciate any and all comments related to the CHOA gym – suggestions, complaints, things you liked, reasons why you don't use it, things we could change that would make you want to use it, etc! These will be collected and reviewed by the Board and used for future decision-making related to the gym. We are trying to get a feel for whether this is best use for this particular space, and what could be im-

proved or adjusted to make it more appealing to our residents.

Even if you don't have any specific feedback, it would be really helpful to hear from folks who used to use the gym regularly describing what equipment they used and liked.

If you want to send a comment, please email the General Manager at [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com) with the subject line "Gym Feedback". We very much appreciate your assistance!





## Walnut Country Preschool News



### Walnut Country Preschool

**H**owdy neighbors! We have just completed our annual online auction. As a nonprofit preschool we greatly appreciate community sponsorship to make this possible. With the donations we get, we are able to offer affordable tuition and provide innovative materials for students to explore in the classroom. If you would like to contribute to our classroom you can find our wish list here: <https://www.amazon.com/registries/custom/3B6MDK7E4QZ8E/guest-view>.

Thank you to all the parents who have already generously purchased items from our wish list. We were blown away with the response and had almost all of the items

fulfilled within days of sharing this list.

We hope all our families have a wonderful spring break. When we return to the class we will be exploring plants, gardens, butterflies and bugs. You can start to observe some of these things with your child at home. It is okay if they are squeamish about bugs. We try to encourage a neutral curiosity and exploration of bugs and tiny creatures.

We currently have a waitlist for both Fall classes. To be added to the waitlist call 925-798-9686, or email [walnutcountrypreschooldirector@gmail.com](mailto:walnutcountrypreschooldirector@gmail.com). For general information you can also visit our website at [www.walnutcountrypreschool.com](http://www.walnutcountrypreschool.com).

## Pickleball Clinic a Hit!

**T**hanks to all the residents who joined us for our first-ever CHOA-sponsored pickleball clinic on March 26th! Coach Strazzi said that it was an “awesome group of people” and everyone had a blast. We had a ton of folks on the waiting list, so the Board will be discussing

this item again shortly to see if it wants to put on another clinic. We’ll be sure to send out an update to everyone if a new clinic or round-robin event is scheduled. We appreciate all the homeowners who came out and joined us and hope you all continue to pickle on!



## Walnut Country Swim Team Updates

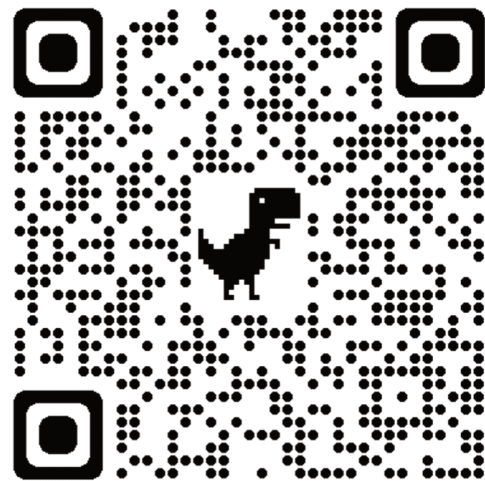


**J**oin us for a fun summer filled with family, friends, and fast swims. Summer registration is open. Visit [wcststingrays.com](http://wcststingrays.com) for more information.

Walnut Country Swim Team preseason begins Monday, April 11 with afternoon practice Monday through Friday.

### DINE AND DONATE

Give yourself a break from cooking and support the Walnut Country Swim Team at MOD Pizza on April 28th, 2022. WCST will receive 20% of all digital and in-store fundraiser sales on April 28th, 2022 by visiting MOD Pizza at 2353 Oak Grove Rd. Walnut Creek, CA 94598. Bring the flyer in person, order online or with the APP using the digital coupon code MODF5321. Check out WCST's team page for MOD Pizza Fundraising Flyer. Questions? Email: [wcst-fundraising@gmail.com](mailto:wcst-fundraising@gmail.com). Share with your friends!



## Contra Costa CORE Program

**D**id you know the county has a specialized homeless outreach program? It's called the Coordinated Outreach Referral, Engagement (CORE) program, and they work to engage and stabilize homeless individuals living outside through consistent outreach. This is a good alternative to calling the police if you notice a homeless individual anywhere in Contra Costa County, including on the HOA common areas.

CORE can be reached by dialing 211. The outreach teams identify individuals living on the streets, assess their housing and service needs, and facilitate connection to shelter and services.

Please note that CORE teams are not designated for crisis response – for medical or other emergencies involving homeless individuals, please call 911.

## HOA Helper: Modifications to your Property

Long-time owners can likely disregard this, but every once in a while we find it helpful to remind folks about the Association's architectural review process. The CC&Rs for the Association require that owners obtain approval from the HOA before they make any modification to their property. This is pretty standard language throughout most HOAs in California.

Because CHOA doesn't want to make the process more difficult than it has to be (we know firsthand how tough working with vendors can be...), the Architectural Committee has created several policies either pre-approving specific modifications, or throwing out the need to apply altogether. If you are thinking about a modification that is not pre-approved, please keep in mind that applications are reviewed by the Architectural Committee once a month, during their regular meeting every third Thursday at 6pm. Unless something is extremely urgent (property damage or safety-related), applications are not reviewed between meetings.

Here is a quick cheat-sheet going over some of the

most common modifications we see and what the process is for each:

**Like-for-like change:** Does not need approval from HOA. HOA approval is needed for modifications to your property. If your fence fell down and you are replacing it with the same style and color, in the same location, that does not need to be approved.

**Landscape change (including planting or removal of any plant, shrub, or tree):** Does not require HOA approval. You can go ahead and start this work without needing to do anything else! If your work involves trees, we recommend you reach out to the city of Concord to confirm what their requirements might be.

**Re-painting house exterior:** Pre-approved policy with most common combinations already approved. Need to submit application to office, but typically turned-around same business day

**Driveway extension or material change:** Needs approval from Architectural

Committee. Submit application prior to Committee meeting. Be mindful of the HOA rule limiting no more than 50% concrete for the front yard.

**Paver Install or Walkway Modification:** Needs approval from Architectural Committee. Submit application prior to Committee meeting.

**Fence Replacement:** Only needs approval if you are making a change to the current fence, such as color or location.

**Solar Panels:** So long as they are standard (i.e., not solar roof tiles), solar panels are pre-approved; need to submit application to office, but typically turned-around same business day.

**Re-Roof:** Pre-approved policy with large selection of roof materials available. Need to submit application to office, but typically turned-around same business day. If selecting something not on the pre-approved list, will need to be reviewed by the Committee.

**Backyard Gazebo/Cover:** Needs approval from Architectural Committee. Submit application prior to Committee meeting.

**Interior Remodel (or any interior work):** Does not need HOA approval, unless any part of this work would modify the house on the outside.

The Architectural Application, as well as all existing pre-approval policies can be found on the HOA website at <http://walnutcountry.com/applications-forms/>.

Please note that the HOA rulebook also has some specific standards or restrictions for modifications. We recommend you reference that when working with contractors or vendors.

And as always, we are here to help if you ever have any questions! Please do not hesitate to email the General Manager at [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com) or call us at 925-687-9961 with any questions at all.

## Recent Break-Ins Around the Claycord Area

We have received reports of a few break-ins to some CHOA households (as well as some neighboring communities) on the afternoon of April 1st. It appears that they may have been posing as a delivery vendor to confirm that no one was home before breaking in. Valuables such as jewelry appear to have been targeted. We are sending out this information so everyone is aware and can keep an eye out. Here are some helpful tips provided

by the Concord Police Department:

- If you see anything suspicious, please call Concord PD immediately. Their non-emergency dispatch is 925-671-3333. If you are concerned for your safety, call 911 immediately!
- If something looks questionable – a slit screen, a broken window, etc – don't go in. Call the police from your cell phone or a neighbor's house.

- Join a neighborhood watch group – or contact law enforcement to help start one!
- Make sure every door has a sturdy, well installed dead bolt lock
- Secure your windows with key locks or "pin" the windows by drilling a small hole into a 45 degree angle between the inner and outer frames, then insert a nail that can be removed.
- Ask for proper identification from delivery people or strangers. Don't be afraid of

asking – if they are legitimate, they won't mind. UPS drivers will always be wearing their full brown uniform – vests were discontinued in January of this year.

If you have any questions about what you can do, call the Concord police department Community Action & Awareness hotline at 925-671-3237. Safety and crime prevention is everyone's responsibility - please be vigilant and report anything suspicious to law enforcement right away!

## Advertisements

### **BRS** Engraving

Concord, CA

(925) 676-6620    [BRSEngraving@gmail.com](mailto:BRSEngraving@gmail.com)

#### LASER ENGRAVING

- Custom Badges
- Plaques
- Signs
- Plastic
- Wood
- Sublimation

### CARRASCO CONSTRUCTION

Lic. #797947

**\* Quality \* Satisfaction \* Trust \***

Additions & Remodels  
Kitchen & Bathroom  
Renovation  
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## THE CROSSINGS ANNUAL GARAGE SALE

**Sponsored by Nancy Bennett of The Bennett Team  
& Greg Lartilleux of Avenir Mortgage Planners!**

Are you signed up yet? Registration is FREE for this awesome community event! We always get an amazing turnout because we advertise the sale all over the area and online – from Claycord.com to Craigslist, Facebook, and many other places!

**Join the fun on SATURDAY, MAY 7th 8:00 AM to 1:00 PM!!**

To register, email [Jana@BennettBetter.com](mailto:Jana@BennettBetter.com) or call 925-606-8400 for more info.





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# Thinking of Selling?



Want some expert advice? If you're considering a move call Team Antonia for a no-obligation consultation to discuss how you can maximize in this historic real estate market. We'll show you how we help our clients and will always provide honest and expert advice.

## Meet Team Antonia



A Walnut Creek native and area expert, Antonia has the know how to maximize the profits in every home. She's part counselor, part real estate savant- and makes the grade to consistently achieve the highest dollar per square foot in the area for her clients.

### Antonia Quanstom-Listing Agent

(925) 407-6299  
[antoniam@teamantoniam.com](mailto:antoniam@teamantoniam.com)  
DRE# 01313450



Emily helps her buyers identify their priorities for their next home and does the homework in her quest to find the right match. She consistently guides and educates her clients throughout the entire home buying process. She also assists in hosting weekend Open Houses.

### Emily Howard-Buyer's Specialist

(925) 408-1871  
[emily@teamantoniam.com](mailto:emily@teamantoniam.com)  
DRE# 01938441



Nicole is a Crossings resident and active in her community. She represents both buyers and sellers on many transactions. She also assists the team in preparing homes for sale to ensure a smooth and happy experience for all clients.

### Nicole Smith-Licensed Real Estate Agent and Assistant

(925) 588-5167  
[nicole@teamantoniam.com](mailto:nicole@teamantoniam.com)  
DRE# 0203347



Sharon is a client and listing support specialist. She directs and manages all action items needed to prepare a home for sale. She works closely with clients and pays attention to the details and is always ready to help clients when they need it.

### Sharon Vanni-Licensed Real Estate Assistant

(925) 212-4634  
[sharon@teamantoniam.com](mailto:sharon@teamantoniam.com)  
DRE# 02065687



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# MAKE A DIFFERENCE. HELP UKRAINE.

Our Girl Scout Troop is partnering with the local non-profit White Pony Express.

WE ARE COLLECTING BOXED PROTEIN BARS UNTIL FRIDAY, APRIL 29. THESE DONATIONS WILL BE SHIPPED TO ASSIST THOSE AFFECTED IN UKRAINE.

FOR CONTACTLESS PICK UP TEXT 626.392.6428.

Amazon wish list for suggested donations or to order and have shipped directly to us

TO MAKE OTHER DONATIONS VISIT  
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