



Walnut Country - The Signal | Volume 2022, Issue 6 | Office Phone: 925-687-9961 | Email: businessoffice@walnutcountry.com

Clubhouse Reservations are Live!

We are excited to announce that the Clubhouse reservation calendar is officially live!

For a detailed page with ALL information you will need, visit this site:

<http://walnutcountry.com/facilities/clubhouse/reservations/>

To go directly to the online clubhouse reservation calendar, visit this site:

<https://cowellhoa.skedda.com/booking/>

Effective immediately, the bulk of the reservation process is now online so residents can see if a specific date is available in real time, without having to call or email the Clubhouse staff. Additionally, the entire payment process is handled online through this same program. There is no deposit;

instead you will enter a valid credit card in order to hold the reservation date. Your credit card will not be charged until after your event. Once the event is complete, your card will be charged, usually about 1-2 business days after. If additional fees are incurred (either due to damage, inadequate cleanup, or any other reason detailed in the Rental Agreement), these will be added to your total cost.

As of right now, the Clubhouse can be rented for private events on Friday, Saturday, and Sunday as follows:

Friday: 3pm to 12am
Saturday: 12pm to 12am
Sunday: 12pm to 12am

You can choose a reservation length of a minimum of 4 hours and a maximum of 8 hour. Please note this time includes cleanup. Setup may take place outside of these hours only on the day of your reservation, only if

approved by the Association beforehand.

You can make your reservation no less than 14 days and no more than 6 months before your event. Residents can rent the clubhouse no more than once per calendar month.

The base rental fee is \$300 for the Lounge. If your entire event takes place during normal Clubhouse hours, the fee is reduced to \$200. This is a flat rate fee, no matter how long your reservation. You can add the Game Room for an additional \$50. You can add the downstairs Kitchen for an additional \$75.

Reservations can be made online starting today using the links above! If you have any questions, please read through the reservation page and all linked documents, as our goal there was to consolidate all information in one place. If you can't find an answer there, reach out to the GM or Clubhouse Staff for assistance!

Walnut Country THE CROSSINGS

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Upcoming Schedule

Board of Directors Meeting

- Thursday, July 28th @ 7pm

Architectural Committee Meeting

- Thursday, July 21st @ 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!

Clubhouse Gym Opening This Saturday

After a lengthy delay, the Clubhouse gym key fob system is finally working and we are ready to open it up starting this weekend!

Starting Saturday, the gym will be accessible from the main pool deck. Residents will no longer enter through the Clubhouse itself. This means that the gym hours will now mirror the pool hours.

Residents will need to use their key fobs to access the gym. The Clubhouse staff will need to activate the key fobs for owners who wish to use the gym during regular Clubhouse hours, and residents will need to sign a new waiver.

Residents under 14 are permitted to use the gym, but a parent or legal guardian must sign the

waiver on their behalf prior to use.

If you have any questions about the gym or the process for obtaining entry, please call the Clubhouse staff during business hours.



2022 Pool Hours

Main Pool

Open Daily | 7am to 9:30pm

Side Pools

Currently closed for mtn.

Please visit www.walnutcountry.com/facilities/pools/ to view the most up to date pool and WCST schedule for all CHOA pools.

Treasurer's Report (Year to Date) Balance Sheet as of May 31st, 2022

Current Assets

Cash - Operating	\$ 234,416
Cash - Reserves	\$ 2,257,079
Receivables	\$ 5,709
Prepaid Expenses	\$ 41,876
TOTAL ASSETS	\$ 2,539,080



A LOOK at the BUDGET

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$ 99,948
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Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments	\$ (5,782)
Total Outstanding Fees and Fines	\$ (3,927)
TOTAL OUTSTANDING DELINQUENCIES	\$ (9,709)

Year-To-Date Budget Report

	Actual	Budget	Variance	Monthly Actual
Total Revenue (Accrued)	\$ 579,910	\$ 579,628	\$ 282	\$ 115,279
Operating Expenses (Abridged)				
Insurance	\$ 27,663	\$ 25,667	\$ (1,996)	\$ 5,562
Taxes & Permits	\$ 2,451	\$ 4,790	\$ 2,339	\$ -
Legal Fees/CPA	\$ 8,522	\$ 6,979	\$ (1,543)	\$ 3,061
Management & Accounting	\$ 93,055	\$ 92,314	\$ (741)	\$ 18,788
Office, Admin, & Mailing	\$ 20,937	\$ 14,692	\$ (6,245)	\$ 3,482
Staffing/Payroll	\$ 3,297	\$ 56,127	\$ 52,830	\$ -
Security Patrol & Gates/Fences	\$ 5,820	\$ 9,167	\$ 3,347	\$ 1,230
Alarm Systems	\$ 3,377	\$ 2,540	\$ (837)	\$ 888
Landscaping & Irrigation	\$ 81,992	\$ 81,377	\$ (615)	\$ 19,110
Pest Control	\$ 6,170	\$ 6,250	\$ 80	\$ 1,234
Maintenance & Janitorial	\$ 12,006	\$ 7,708	\$ (4,298)	\$ 4,707
HVAC & Plumbing	\$ 3,419	\$ 2,907	\$ (512)	\$ -
Building Mtnc (Roof/Carpets)	\$ -	\$ 1,082	\$ 1,082	\$ -
Pools, Tennis Courts, & Dog Park	\$ 14,443	\$ 22,148	\$ 7,705	\$ 4,442
Utilities	\$ 66,053	\$ 95,233	\$ 29,180	\$ 15,642
Bad Debt (For Delinquent Owners)	\$ -	\$ 208	\$ 208	\$ -
Reserve Transfer	\$ 150,450	\$ 150,450	\$ -	\$ 30,090
Total Operating Expense	\$ 499,655	\$ 579,639	\$ 79,984	\$ 108,236

Note regarding new categories: Discerning readers will notice the categories are different from those found in Signals from the previous years. 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 // July 2022

Hello Walnut Country, The Board and I hope you are enjoying your summer. Over the last few months, it seems like there have been an increase of the number of homes that have recently sold. If you are a new homeowner, welcome to the community. If you are one of our long time residents, please join me in welcoming our new neighbors.

We held our last monthly meeting on June 23rd. Below are some of the highlights and additional news for the Association.

Common Area Light Poles

Earlier this year, our General Manager had the light poles in our common areas inspected. It was determined that approximately a dozen light poles needed to be replaced due to rust. The Board reviewed several competing bids for the work and recently selected a vendor. You should see the new poles being replaced later this summer.

Clubhouse Opening

The Clubhouse was opened in June and is staffed by two new employees, Robin and Tom. Please stop by and welcome them to our Association. We currently are not opening the Clubhouse on Mondays and Tuesdays. For current hours, see the Association website or the posting on the Clubhouse front door.

East & West Pools

In 2020, we found that there were many problems with the pump rooms of our East and West pools. In short, the facilities had not been properly maintained for many years. There was extensive corrosion to the equipment in the room, including the pumps and filtration system, caused by poor ventilation. In 2020, we saw that the pool water was not as clear as it should be and that condition was only going to get worse. After the 2020 swim season, the Board authorized complete retrofits of both pool pump rooms. Equipment was specified and ordered in early 2021. Our goal

was to have one pool upgraded before the 2021 swim season and the other immediately after the 2021 swim season. Unfortunately, due to manufacturing delays that you have seen on the news, the equipment wasn't available until the Fall of 2021. So the Board decided to have both pump rooms rehabilitated in the winter of 2021, in preparation for the 2022 swim season.

Unfortunately we have been running into issues with our contractor and the city to get the required permits approved. Due to these issues, the work is still ongoing at the East and West pools as I write this posting. The company doing the work hopes to have the pools open as soon as possible. Thanks for your patience.

Printed Signal (re-post)

The Board has discussed the possibility of going back to a paper copy of the Signal being delivered to each doorstep in Walnut Country. There were differing opinions on whether or not to go

back to printed copies or stay with an electronic Signal posted on our website only. The Board would like to hear your thoughts on the matter to help us decide how to proceed in the future. We encourage your input either at a future board meeting during the Homeowner Comment period (Held at the beginning of every board meeting) or by emailing the general manager.

Thanks for reading. Hope to see you at our next regular Board meeting in July. All of our meetings are currently held on Zoom so hopefully owners are able to attend. We'd love to see you there. If you have feedback or suggestions for the Board, that is usually the first agenda item for our meetings, starting at 7pm.

Mike Kindorf
CHOA President

Side Pool Update - as of July 12th

We unfortunately do not have any new tangible updates available at this time – the pool contractor is still working with the city to get the permits finalized. We are very sorry for this inconvenience, especially as we near mid-July. This project is of the utmost priority and we are working with the contractor and the city to get things finished up as quickly as possible. Unfortunately the permit process just took much longer than originally anticipated by the vendor, which is why the pools are not yet open. We are very frustrated with how this project has gone due to the

continued delays and are very sorry that the side pools are not open right now. We will continue to push all parties involved and make this right.

For context, (and to clarify why this project was needed and when it started) this project was initially approved by the Board in February of 2021, and expected to be completed in early 2022 (we were initially told February), with plenty of time to open up all three pools in the spring at the usual time. The two pump/equipment rooms for these side pools were in really bad shape – check out the November Signal for pictures

and a more detailed write up. In a nutshell, the filters were not adequate for a pool of that size/use, and the interior components and conduits were corroding due exposure to chemicals like chlorine. Things were just generally in really bad shape and had not been properly maintained.

All parts were ordered months in advance and delivered in October/November and the contractor began working with the city for permits that winter. Unfortunately that process has taken much longer than originally anticipated. We are currently working with the contractor

and the city to get this portion of the project finalized.

On the construction side of things, we are very close to completion – but the outstanding items cannot be completed until we get city approval. As soon as we have more information to provide to you folks, we will do so right away. But we wanted to reiterate that we are very sorry for the inconvenience caused here and we are just as frustrated as you all are. We will continue to make this our highest priority and get this done as quickly as possible. Thanks all for your patience and understanding!

General Manager's Update // July 2022

Hey CHOA! As you likely saw on the front page, we are super happy to be able to announce that the Clubhouse reservation system is now live! Most of the process is now handled online, including seeing if the Clubhouse is available that day, and booking your reservation. Once you do that, there are two things you need to provide to the Clubhouse staff at least two weeks before your event – a signed Rental Agreement, and a Certificate of Insurance. We hope this new process is easy and straightforward. We have also reduced the rental price if your entire event takes place during normal Clubhouse hours!

And I'm also sure you probably saw the articles about the side pool projects here in this newsletter, as well as the website posts and eSignals that have been going out recently. Suffice to say, this project has certainly not gone according to plan. I know you folks don't want to hear excuses about whose fault it is, why it's taken so long...the bottom line is this project is our A1 priority right now and we are working every day with the city

and our contractor to get things figured out. The work itself is mostly done – we are just trying to get the permit situation sorted.

In the meantime, to at least throw residents some kind of a bone, we are extending the Main Pool hours to 9:30pm until the side pools can open up. I so very much look forward to the day where I get to write up the email with a confirmed opening date for those two side pools...until then, thank you everyone for your patience as we get through this frustrating project, and hopefully the soon to be crystal clear, refreshing water at the east and west pools will help cleanse any negative memories related to just how long this project took....did my Jedi mind trick work???

Anywho, here are some updates for you that aren't related to the side pool project:

- We recently installed new wood chips at the east pool playground - should provide much more cushion for kids enjoying the slide!
- A non-functioning urinal was replaced in the men's restroom at the main pool

- We are working on scheduling the Clubhouse deck repair project, which is anticipated to start sometime in August. There should be minimal to no impact to the interior of the Clubhouse while this project is underway.

- We recently sent out a mailing related to Assembly Bill 3182 to all homeowners, so be on the lookout for that. This AB requires HOAs to amend their governing documents to comply with new limitations on rental restrictions. CHOA's CC&Rs need to be amended to adjust our minimum rental lease term from six months to 30 days, per state legislators.

- The 2022 board election nomination period deadline is coming up on July 23rd! If you are interested in running, be sure to submit the Nomination Form before the deadline.

- The Clubhouse gym is ready to open this weekend! See the Clubhouse staff for more details. We also have an article about this on the front page.

- We added a new Lost & Found bin to the main pool, over by the showers. The clubhouse staff will put all

items left behind after the pools close into this bin. Valuables like phones or jewelry or wallets will be kept in the Clubhouse office.

- We are always looking for Architectural Committee volunteers! These integral HOA committee members perform inspections looking for violations and also meet monthly to review applications submitted by homeowners for proposed modifications to their property. This is a great way to give back to the community and meet some other fellow homeowners!

That's all for now. No book recommendation this month, sorry!

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 Mazza
CHOA General Manager

Bikes on the Greenbelt

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

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

the greenbelt – do it slowly and move over for pedestrians!

Additionally, we have received reports of dirt bikes or other motorized vehicles on the greenbelt pathways. No electric or gas-powered bikes or scooters are permitted on the common areas, except for a properly authorized disabled person's vehicle. We would like to respectfully ask all parents to remind their children of this rule to make sure that they are aware. Often times it is younger teenaged residents who are reported to be riding through the greenbelt on these gas-powered or motorized bikes/scooters.

WANT TO ADVERTISE HERE?

This Association newsletter is directly emailed to more than 700 individuals monthly.

Quarter page ad = \$20/mo
Half page ad = \$40/mo
Full page ad = \$80/mo

Advertisements must be purchased at a minimum of three-month blocks.

Full page advertisements will be included in the same PDF, at the end of the newsletter.

**Contact the Business Office for more information at
925-687-9961**

Dogs Off Leash

Lately we have been receiving a high number of comments and reports of dogs off leash in the common areas. Per both the HOA rules and Contra Costa Municipal Code, all dogs must be on a leash at all times, except in designated areas like the CHOA dog park.



ALL DOGS MUST BE ON A LEASH

We are working on putting up additional signage throughout the greenbelt to help remind residents of this, but in our experience, the type of person who minds signage and rules is the same type of person who is generally respectful and already has their dogs leashed!

Residents can call the Clubhouse during operating hours to report a dog off leash in the common area. If the staff is able to leave the Clubhouse, they can investigate and request that the resident leash their dog and attempt to obtain their address.

If you notice someone with dogs off leash, we understand that approaching them is not always effective. The HOA can get involved if we know where that resident lives – we can then call them to a hearing, impose a fine, and revoke common area access. However we know that figuring out where these residents live is also tricky and not always doable or a reasonable ask. But if we truly want to try to curb this be-

havior, that is the best next step. Other solutions are either generally ineffective (like signage and Signal reminders), or cost prohibitive (like hiring a security guard to patrol the common areas during the day). One 8-hour shift would cost around ~\$300 per day using our current vendor – and we are simply not budgeting for that kind of a security patrol bill at this time. That would be over \$9,000 per month for enforcement on site, 8 hours per day.

Residents can always make reports to the County Animal Services department directly, as they are responsible to enforce Animal Ordinance violations. Their number is 925-608-8400. Concord PD confirmed that they would not respond to calls about dogs off leash, it would need to be Animal Control. They may be able to respond quickly to calls during the day time, but there is no guarantee – however if they have an address, they can make contact with that resident directly and issue a citation.

Bottom line, the best way for the HOA to handle this issue right now is to know where the residents live who frequently let their dogs off leash. If have any information about individuals who behave in this manner, please let the Business Office know so the Board can get involved and call these residents to disciplinary hearings. But you can also call the Clubhouse to report this if you see it in real time during Business Hours, and if they are able to respond, they will!

Calling Bridge Players!

If anyone is an experienced bridge player and interested in playing at the CHOA Clubhouse every

Thursday, please call John at 925-798-8327. He leads the bridge group who has been playing since the mid 70s!

Common Area Sprinklers

I'm sure most folks are already aware of this, but please do not play with or adjust the common area irrigation system in any way. We have received reports of young children using sprinklers to "spray" residents walking along the greenbelt. Please be respectful of your neighbors and the community as a whole and refrain from this behavior.

Parents, if you could talk to your children about this



and remind them, it would be much appreciated! If a child damages the sprinkler system in any way, the parents would be responsible for the cost of repairs.

Thank you all for your attention to this matter!

Stressed Trees @ Dog Park

Several homeowners have reached out to us regarding some visibly stressed trees at the south entrance to the dog park, where the decomposed granite was recently installed. We are working with the landscapers to add additional irrigation to these trees. When the DG project was ap-

proved, we were initially told by the landscapers that they believed the water runoff from the ivy above the tree area would be sufficient, but unfortunately that has not been the case. We are working with the landscapers to add some new irrigation to keep these trees healthy and hearty.

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:

- 4404 Blueberry Ct
- 4414 Corkwood Ct
- 4403 Striped Maple Ct
- 4408 Striped Maple Ct
- 4410 Striped Maple Ct
- 4418 Striped Maple Ct
- 4422 Striped Maple Ct
- 4425 Striped Maple Ct
- 4426 Striped Maple Ct
- 4427 Striped Maple Ct
- 4408 Sugar Maple Ct
- 4411 Sugar Maple Ct
- 4412 Sugar Maple Ct
- 4413 Sugar Maple Ct
- 4416 Sugar Maple Ct
- 4417 Sugar Maple Ct
- 4419 Sugar Maple Ct

- 4421 Sugar Maple Ct
- 4403 Sweetbriar Ct
- 4412 Sweetbriar Ct
- 4416 Sweetbriar Ct
- 4404 Willow Glen Ct
- 4411 Willow Glen Ct
- 4416 Willow Glen Ct
- 4420 Willow Glen Ct
- 4422 Willow Glen Ct
- 4400 Winterberry Ct
- 4406 Winterberry Ct
- 4407 Winterberry Ct
- 4408 Winterberry Ct
- 4413 Winterberry Ct
- 4420 Winterberry Ct
- 4421 Winterberry Ct
- 4402 Catalpa Ct
- 4397 N. Sugar Maple Ct
- 4404 Striped Maple Ct

thank you

August Pickleball Clinics - Scheduled for 8/5 and 8/6

At a previous meeting, the Board approved two additional CHOA-sponsored Pickleball clinics open to CHOA residents who might be interested in learning more about the sport, but have little to no experience playing. We are happy to announce that the clinics have been scheduled as follows:

Friday, August 5th at 10am

Saturday, August 6th at 10am

Like the last clinic, we will use an online RSVP

process that will be first-come, first-served. This clinic will be limited to those who did not already participate in the previous clinic. A maximum of 16 spots are available on each day. We are limiting reservations to no more than 2 participants per household. Once the spots fill up, we will make a waiting list to fill-in for no shows on the day of the clinic.

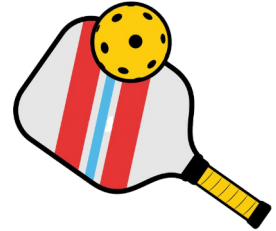
All necessary equipment will be provided. If attending, it is recommended you wear comfortable athletic clothing and bring a water bottle. The clinic will be lead by Patricia Strazzi - you can

find more information about Patricia on her website at <https://pickleballplayers.com/>. This clinic is free to CHOA residents who RSVP.

Please ensure that you show up on time if RSVPing. A CHOA representative will be on site to ensure that those participating have RSVPed. Only those who RSVP will be able to participate.

We will be sending out the RSVP link on Monday, July 17th at 6pm via eSignal - so be on the lookout for that email! And if you haven't already signed up for the HOA eSignal, you can do

so through the HOA website at www.walnutcountry.com, at the bottom right of the home page. You can also text "WALNUTCOUNTRY" to 22828 from your cell phone to sign up.



South Slope Landscape Project

At the May 26th meeting, the CHOA Board approved a project that would remove more than 40,000 square feet of high-water use fescue grasses along the South Slope hill (bordering S. Larwin Ave) and replace it with bark, cobble, and a bunch of nice native, low-water use trees!

This project is scheduled to start up around August. The south slope is currently our highest water bill, around \$50,000 per year. Our landscapers estimate that about 80% of the water used there goes to keeping

the fescue grasses watered. In addition to this, we have been experiencing continuous issues with the well at the south slope, which historically has only provided about 33% as much well water as the central well does, due to the huge amount of dissolved iron found in the water in that area. It continuously clogs up the pump and requires regular (and expensive maintenance). In addition to this, the well itself is not in good shape and the Board is working on determining if it is salvageable at this point. The amount of



water it provides is very small in relation to what it would cost for major repairs or the drilling of a new well, so the Board is instead looking for ways to reduce the high water demand for some plant material along the south slope.

Main Pool Hours Extended

Due to the continued delays with the side pool projects, effective Thursday July 14th we are extending the Main Pool hours so that remains open every day to 9:30pm, until the side pools are open and available for swimming. This is the very least we can do at this time to try to make amends for how long this side pool project has taken...

We are very sorry for the delays with this project and incredibly frustrated with how it's gone since construction started. When approved by the Board in February 2021, we were told that this would be relatively straightforward and the worst part would be the lead time for parts, which is why we started so early. Unfortunately the permit process has not gone smoothly and taken

months longer than originally anticipated. There have been some hard learned lessons coming out of this project, but that still doesn't make this any less frustrating to all the residents who can't use the side pools at this time.

If you want more background info on why this project was initially needed and approved, check out the November 2021 Signal, which has pictures and details of what work was being done and why.

Thank you all for your patience as we near completion on this project. We know you are frustrated - trust us, we are too! - but think the end is in sight. We are working with both the city and our contractor to get everybody on the same page so we can cross the finish line ASAP.

TLDR The Main Pool will now be open until **9:30pm** every night effective Thursday, July 14th

This will remain in effect until the side pools are open and available for swimming

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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
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
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
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
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DRE# 02065687



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