



Walnut Country - The Signal | Volume 2022, Issue 9 | Office Phone: 925-687-9961 | Email: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

### Main Pool Schedule - Winter 2022

The CHOA Board met on 9/22 and discussed the 2022 winter schedule for the Main Pool. Historically, the Board has closed and covered the pool and locked the pool gates for the winter season. This meant that the downstairs pool bathrooms were unavailable to residents until the pool reopened the following spring.

This would also impact the hours of the CHOA gym, since the key fob entry system has been added to the door on the pool deck. Currently the gym hours are the same as the pool hours, allowing homeowners the ability to work out outside of the clubhouse hours.

Given this, and taking into account the impact the delays to the side pool projects have had on pool use this year, **the Board has decided to keep the Main Pool open and heated until November 1st, 2022. On 11/1, the heaters for the main pool will be turned off.**

However, the pool will remain open for the duration of the winter season, it just won't be heated. **Residents will still be able to use their key fobs to access the downstairs restrooms as well as the gym all winter**, and those willing to brave the cold water will still be able to get some laps in as the pool will

not be covered during this time.

The pool vendor still services the pool in the winter, even if closed and covered. They will continue to be on site at least once a week for maintenance and chemical level balancing.

If the weather stays warm into the end of October and the pool continues to see regular use, the Board will consider an extension for keeping the heaters on. If you have any feedback or suggestions regarding this schedule, we would love to hear them at the next regularly scheduled Board meeting on 10/27! We will always try to keep the pools open so long as there is demand.

### Side Pool Project Update

We have been notified by our pool contractor that the city of Concord has approved our permit for the East Pool, and that work will resume on Monday, September 26th! The vendor tells us that the remaining construction might take roughly 5-10 days, then a final inspection will be performed with both the city Building Division and the County Health Department. If all goes well, we can turn everything on, run the filters for a bit, and open up the pool! Realistically (pending no delays), it seems like sometime around the 2nd week of October is a good date to expect the east pool to be up and running.

We are still waiting for the contractor's electrician to finalize the plans for the west pool. Once that is done, everything can be submitted to the city for review. We estimate that the west pool will likely be about 1-2 weeks behind the schedule for the east pool, but not too far off.

Obviously one side pool opening in early October is far from ideal, and as you are probably aware from the previous Signal articles, this project has certainly not gone according to plan. We again want to apologize for the frustration caused by the long and continued delays, and for the side pools basically being closed all of 2022. This is not how it was intended to go and we are

very sorry for the frustration caused from the side pools being unavailable so far this year. These repairs were necessary (check out the write up back in the November 2021 Signal for more info and pictures), but were expected to take about a month total, and finish up around February of 2022.

We don't have an exact date to publish at the moment, but it is looking like maybe another two weeks until the east pool is ready, and a week longer than that for the west pool. We are very sorry again for how this project has gone and really appreciate your patience and understanding!

### Walnut Country THE CROSSINGS

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#### Upcoming Schedule

##### Board of Directors Meeting

- Thursday, October 27<sup>th</sup> @ 7pm

##### Architectural Committee Meeting

- Thursday, October 20<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!

### 2022 Pool Hours

#### Main Pool

Open Daily | 7am to 9:30pm

#### Side Pools

Currently closed for mtn.

Please visit [www.walnutcountry.com/facilities/pools/](http://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 August 31<sup>st</sup>, 2022

### Current Assets

Cash - Operating	\$ 257,868
Cash - Reserves	\$ 2,250,563
Receivables	\$ 5,634
Prepaid Expenses	\$ 35,540
<b>TOTAL ASSETS</b>	<b>\$ 2,549,605</b>

### Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	<b>\$ 110,150</b>
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### Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments	\$ (5,514)
Total Outstanding Fees and Fines	\$ (4,121)
<b>TOTAL OUTSTANDING DELINQUENCIES</b>	<b>\$ (9,635)</b>



## A LOOK at the BUDGET

### Year-To-Date Budget Report

	YTD Actual	YTD Budget	YTD Variance	Monthly Actual
<b>Total Revenue (Accrued)</b>	<b>\$ 932,145</b>	<b>\$ 927,405</b>	<b>\$ 4,740</b>	<b>\$ 119,197</b>
<b>Operating Expenses</b>				
Insurance	\$ 42,327	\$ 41,067	\$ (1,260)	\$ 5,671
Taxes & Permits	\$ 2,486	\$ 7,664	\$ 5,178	\$ -
Legal Fees/CPA	\$ 8,938	\$ 11,167	\$ 2,229	\$ -
Management & Accounting	\$ 149,398	\$ 147,703	\$ (1,695)	\$ 19,142
Office, Admin, & Mailing	\$ 31,461	\$ 23,507	\$ (7,954)	\$ 1,784
Staffing/Payroll	\$ 19,983	\$ 89,803	\$ 69,820	\$ 5,624
Security Patrol & Gates/Fences	\$ 12,504	\$ 14,667	\$ 2,163	\$ 2,795
Alarm Systems	\$ 4,533	\$ 4,064	\$ (469)	\$ 1,156
Landscaping & Irrigation	\$ 129,761	\$ 130,203	\$ 442	\$ 15,447
Pest Control	\$ 9,440	\$ 10,000	\$ 560	\$ 750
Maintenance & Janitorial	\$ 20,923	\$ 12,333	\$ (8,590)	\$ 2,491
HVAC & Plumbing	\$ 5,251	\$ 4,651	\$ (600)	\$ 1,092
Building Mtnc (Roof/Carpets)	\$ -	\$ 1,731	\$ 1,731	\$ -
Pools, Tennis Courts, & Dog Park	\$ 30,093	\$ 35,437	\$ 5,344	\$ 6,954
Utilities	\$ 137,233	\$ 152,372	\$ 15,139	\$ 19,970
Bad Debt (For Delinquent Owners)	\$ -	\$ 333	\$ 333	\$ -
Reserve Transfer	\$ 240,719	\$ 240,719	\$ -	\$ 30,090
<b>Total Operating Expense</b>	<b>\$ 845,050</b>	<b>\$ 927,421</b>	<b>\$ 82,371</b>	<b>\$ 112,966</b>



## President's Corner // October 2022

**H**ello Walnut Country, The temporary Halloween stores have arrived and I have even seen early Christmas decorations for sale. It is hard to believe that we only have a few months left in 2022.

This month, we are distributing a paper copy of the Signal to your doorstep for the first time since the pandemic started. We are doing this on a trial basis to better ensure all residents receive information related to our community. We will also continue to post the Signal on our website for those who prefer to view it that way.

We held our last monthly meeting on September 22<sup>nd</sup>. Below are some of the highlights and additional news for the Association.

### Annual Meeting

At our Annual Meeting on September 22<sup>nd</sup>, we gave a board report summarizing work that has been done for the Association over the last year. We also welcomed new Board Member Sandeep Singh. Thank you Sandeep

for stepping forward and volunteering to help our community. I would also like to recognize and thank Mike Cannon, who has served on the Board since 2019. Mike was the lead board member who researched and identified potential HOA management companies when our previous company gave notice. He also helped find and recruit our General Manager and set priorities for the board during our first year. Thank you Mike for your countless hours of service.

### Main Pool/Gym/Pool Bathrooms

In the past, the Association shuts down the main pool when the weather becomes cold. The pool would then be covered and the bathrooms are locked for the winter. This means that the only bathrooms available in the greenbelt area are when the clubhouse opens at noon. Building new bathrooms near the playground and tennis courts would be very costly and something we have not budgeted for. This

year, we currently plan to stop heating the main pool November 1st. However, we will keep the gate fob system operational throughout the winter during normal pool hours. This means that residents with key fobs can access the bathrooms and the gym from 7am to 8pm every day. For safety reasons, the pool will not be covered.

### South Slope Irrigation / Well

Our well at the Central Greenbelt has been a big savings to the Association, as we are able to use well water for the irrigation of a large portion of the central greenbelt. We also have a well system on the South Slope. As luck would have it (or maybe I should say bad luck), the picture related to available well water below the South Slope is very different. The water there is very high in Iron sediment. This Iron quickly degrades the equipment, including the well itself, parts of the tank, and the pump motor. The system has not been operational for 2022. If

we want to continue irrigating the South Slope with well water, we will likely need to drill a new well, which could easily cost over \$100,000. The Board decided to not conduct any major repairs or upgrades at this time until we have finished reducing the need for long term irrigation on the South Slope. We will then have a better idea if the cost for drilling a new well is justified.

Thanks for reading. Hope to see you at our next regular Board meeting on October 27<sup>th</sup>. 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. The Board values and encourages homeowner input. We hope to see you in October.

**Mike Kindorf**  
CHOA President

## Architectural Committee Corner // October 2022

**W**hile it's an ongoing challenge to keep our properties attractive while reducing water use and we've relaxed en-

forcement of keeping lawns green, this does not mean that it's OK to just let our yard die and become a weed patch. If you have a front lawn, keep it trimmed and use enough water to keep it alive. Many of our neighbors have replaced grass with no-water landscaping and that's an option to keep your property looking attractive.

For those of us who have a truck or trailer, the Contra Costa Sanitary District offers FREE recycled water to residents at its treatment facility at 4797 Imhoff Pl., Martinez. You need containers (such as 55 gal plastic barrels available from ACE) and the facility is open Mon-Sat

7AM-2PM. This can really help avoid complete loss of your lawn.

The Architectural Committee is composed of volunteer homeowners. Participation on the committee is an opportunity to have a voice in our efforts to ensure our Walnut Country development remains the most attractive neighborhood in Concord. We need a couple more volunteers and ask any interested homeowners to contact our General Manager for an application to join us.

Finally, over the last year the Committee has developed documents to guide homeowners when planning to make changes to their

properties. Please review the guidance posted on our [walnutcountry.com](http://walnutcountry.com) website under Policies & Info, Modifications to your Property. We have guidance on painting, solar panels, hot tubs and spas and mailboxes. Architectural applications are required BEFORE making changes but projects consistent with our guidelines streamline the approval process.

**Ken Dixon**  
Committee Chair



## General Manager's Update // October 2022

**H**ey CHOA! Happy fall - I can smell the pumpkin spice in the air...tangent time, but seriously, do people actually like pumpkin flavored things? Pumpkin pie - what's that all about? Over cheesecake or chocolate cream pie? C'mon. Is that a real thing? Don't @ me, as the kids say.

We finally have some movement on our side pool project - the east pool permit was approved on 9/22 and the vendor will be resuming the final construction work on Monday the 25th. We are told it will take anywhere from 5-10 days to wrap that up, plus a final inspection by the city and health department (which, if everything is done properly, should not cause any additional delays). Then we turn everything on, get the water cleaned up, and the pool is ready to go! It is of course frustrating that we are getting excited about opening up a pool in mid-October, believe you me. It's been incredibly disappointing to have these two pools unavailable all year, and we are sorry and frustrated for how it's gone. But it would be nice to have the side pools open for at least a couple weeks this year, no? As soon as we have an opening date locked in, you'll be the first to know. We'll send out an update via eSignal and a post on the HOA website, but look for that around the first or second week of October.

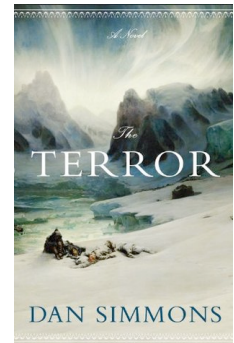
Anywho, here are some updates for things that were

happening since the last *Signal*:

- Our newly reformed Activities Committee is hard at work on putting together two CHOA sponsored social events before the end of the year - check out the update in this *Signal* and be on the lookout for the RSVP email! Thanks to Gloria and the Activities crew for your hard work, we really appreciate it!
- Some of the lights were out in the main bathrooms - those were replaced earlier in the month.
- We are wrapping up repairs at the main pool showers. One shower wasn't working at all. We have also updated the system so that when you press the button for water, it will stay on for about 60 seconds now, without you needing to keep it pressed the entire time.
- The rim at the main basketball court is bent and being replaced. We also noticed that the backboard on the Oakbrook side is twisted to the right - we are working with the vendor who installed those backboards to come out and get it adjusted.
- There was a small car accident in front of the Clubhouse/Preschool on the 11th that damaged the iron fence there along S. Larwin Ave. No one was hurt and we are working with the driver's insurance company to get the fence replaced.
- The key fob reader at tennis courts #1 and #2 stopped working earlier this month - a vendor came out to troubleshoot and turns out the power cable inside the electric strike somehow came disconnected. Everything is back up and running!
- We continue to work with our gopher abatement vendor to get a handle on gopher activity in the greenbelt and the dog park. We are seeing increased activity at the end of Lawson Ct as well as the Oakbrook Ct side of the playground grass area. If you come across any mounds that look like gopher activity, please let us know and we will have the gopher abatement vendor take a look!
- The 2023 Budget was approved at a meeting on 9/8 - there will be no increase in assessments for 2023. You will be getting something in the mail from the HOA with your annual budget, policy statement, and some HOA rules later this year, around mid-November.
- The 2023 Board Election is complete and no ballots were sent out, as we had three open seats and three volunteers. The elected Board members are Mike Kindorf, Jason Moore, and Sandeep Singh. Thanks to all volunteers who continue to step up and dedicate your free time to HOA, and thanks to outgoing Board member Mike Cannon for your time and hard work over the last few years on the CHOA board!

And as always, here's another book recommendation from the GM that one asked

for but you're getting anywhere...



### The Terror by Dan Simmons

*This book is one part horror, another part historical fiction - Dan Simmons takes a real-life event, the Franklin Expedition, and adds a pretty darn scary horror element to the whole thing. It's about the failed British expedition to the arctic back in 1845. Their boats ended up getting stuck in the ice and some of the crew is believed to have survived out there for multiple years. Crazy story in its own right; but this book gives it a really interesting horror twist. Awesome historical detail - Simmons did a ton of research for this book, and it'll likely make you want to read more about the expedition in general. It's a long one, but worth it! They also recently turned this into a TV show on AMC. I guess it was...ok? Definitely read the book first :)*

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

## Tree Trimming Round 2: Starting 10/3

**O**ur second round of tree trimming is scheduled to begin on October 3rd, and to complete around the third or fourth week of the month. Round one back in the spring focused on eucalyptus and pine trees - this particular round will focus on all other trees slated for trimming. No

removals are taking place during this round.

A few trees along the south slope are being pruned, but the majority for this round of trimming are in the central greenbelt area. Around 114 trees are scheduled for trimming. Management has a list of the specific

trees that will be addressed; if you have a question about a tree near you, please write down the tree tag number and send an email to the Business Office. We can let you know if it will be trimmed this round or not.

While this work is taking place, please be careful when

walking through the greenbelt and keep an eye out for the trimming crew.



## Activities Committee Update

We're so excited to announce the beginning of new CHOA events, starting with the Fall Festival next month! Please be on the lookout for evite links to RSVP as many of these special events will be exclusive to residents.

### Fall Festival

Saturday, October 22  
4pm to 6:30pm

Fall is here! Come out for an evening of live music, food trucks and fun for everyone! Meet us on the lawn beneath the main pool for pumpkin decorating, face painting, fresh cotton candy, and the opportunity to enter your pup in the Crossings Halloween Dog Costume Contest. Kids are welcome to come in their costume, too. BYO blanket and chairs, and get ready for a good time! Evite reservations and dog costume contest entry will begin 10/3.

## Concord Annual 5K Turkey Trot

The City of Concord is putting on its annual Thanksgiving 5k run, and this year a portion of the route will run through the center of CHOA! The run is scheduled to start at Newhall Park, head west on Turtle Creek, turn south to go down Rising Dawn Ln, cross over N. Larwin Ave onto Black Walnut Ct, enter into the greenbelt at the cul-de-sac there, and exit the greenbelt onto Sweet Shrub. From there, runners will take S. Larwin Ave all the way back to Newhall Park.

The CHOA common area that is impacted will be the small stretch of central greenbelt from the end of Black Walnut Ct to Sweet Shrub.

The run will take place from approximately 7am to 9:30am. During this time, the central greenbelt walkway may be closed intermit-

**Winter Festival**  
Sunday, December 11  
3pm to 5pm

Let's kick off the holiday season together! Come join us at the clubhouse in your ugliest holiday sweater and visit our bar for a hot cocoa or a specialty adult beverage and enjoy live music, crafts for the kids, and a very special visit from a jolly fellow. The game room will be open to play ping pong, shuffleboard, billiards and air hockey! Bring your cameras and your holiday cheer and we'll see you there! Evite reservations will begin 11/7.

### Looking ahead to 2023...

- Crossings 5K/Fun Run
- Spring Festival & Egg Hunt
- Seniors Potlucks/Coffee in the Clubhouse

If you want to be part of the Activities Committee, please contact the Business Office.



## Walnut Country Preschool News



### Walnut Country Preschool

Happy Fall Neighbors! We are happy to welcome the change in season and drop to more reasonable temperatures. As we move into fall we will be discussing the typical observable changes of autumn. The shift into fall gives us a lot of opportunity to introduce plenty of sensory vocabulary like colors (in the leaves or the sky), textures (like a crunchy leaf, wet puddle, cool wind, etc.) and smells like fresh rain and spicy cinnamon. You can help spark their curious minds at home by asking what colors they see in the trees. You might also ask an open-ended question like, "what do you think makes the leaves change colors?" and "why do some trees stay green?" Keep in mind that it isn't necessary to explain, (although, you can!) The important part is

to engage their imagination, verbal and reasoning skills. Some kids who also enjoy creepy crawlies might enjoy learning more about spiders. In fact we just had a praying mantis to observe in class.

If you are looking for a fun way to celebrate with less sugar a glow stick bubble bath is a really fun activity for them and surprisingly soothing! You can add bubble bath or music for some extra creative and creepy vibes. We encourage you to have a safe and spooky October with your preschoolers.

As always, if you have questions about our program for your current or future preschooler please visit our website [www.walnutcountrypreschool.com](http://www.walnutcountrypreschool.com) or contact Mrs. Kelly at [walnutcountrypreschooldirector@gmail.com](mailto:walnutcountrypreschooldirector@gmail.com) or (925) 798-9686.

## WANT TO RENT THE CLUBHOUSE?

The CHOA Clubhouse is currently available to rent for a private party on Fridays, Saturdays, and Sundays!

It is a flat rate fee and you can rent the space for 4-8 hours. It is available between the hours of 12pm and 12am. Here is a breakdown of costs to rent the Clubhouse:

- Lounge: \$300
- Game Room: +\$50
- Kitchen: +\$75

If your reservation takes place during Business Hours (12pm to 8pm), the price is reduced by \$100!

To make your reservation, just visit the calendar at <https://cowellhoa.skedda.com>. No deposit needed!



## South Slope Fescue Removal Project Underway!

You can see the HOA landscapers hard at work upgrading our south slope landscape along S. Larwin Ave from Leatherwood to Oakbrook. We have mentioned this project several times over the course of the year, but the intent behind this is to reduce our irrigation demand on the south slope while enhancing the overall looks and practicality of the landscape there.

### Central Greenbelt Concrete Project

As you have likely seen if you've been out walking the greenbelt lately, the central greenbelt concrete replacement project is just about complete! Our contractor has been removing and replacing about 8,100 square feet of damaged or slick concrete over the last two weeks. All has gone along as scheduled and work should be wrapped up by Monday the 26th.

During the course of this project, we discovered that most (if not all) of the electrical for the lights and irrigation systems was run under the concrete via direct burial – meaning the loose wires were laid down without conduit and the concrete was poured directly over them. Unfortunately, on day one of demo some of these wires were damaged – either by the saw or because the wires were totally embedded in the concrete. For these areas with damaged wires, we will need to trench new conduit alongside the newly formed walkways. That will likely take place next week or the week after. Until that is complete, some of the common area lights along the walkway will be out of service. This is mostly for lights between Sweet Shrub, Black Walnut, and Marsh Elder. The contractor was able to avoid having to cut or damage the electrical lines for most other areas in the greenbelt.

The fescue grasses that make up much of the slope account for roughly 80% of our water demand for the entire area. In 2021, we paid about \$50,000 to water the south slope alone. The Board's goal here is to remove this fescue grass and replace it with native, low-water use trees as well as bark and river rock/cobble at the bottom, to help with erosion control.

These trees will also help create more of a visual and auditory barrier between our community and the busy Ygnacio Valley Blvd. Once this portion of the project is complete, the Board will begin working with the landscapers to turn our attention to the other 2/3rds of the fescue along the south slope.

If you have any questions about this project, please reach out to the Busi-

ness Office for assistance. We expect this area to be completed around mid-October. If you have comments, please attend any future Board meeting and mention it to the Board during the homeowner's open forum at the beginning of the meeting at 7pm. We would love to hear what you think when the project is complete!



Once this phase of the project is complete, the Board will consider a similar plan for both the east and west sides of the greenbelt, focusing on trip hazards, damaged concrete, or slick surfaces.

Another phase of this project will be replacing the bollards at the end of each cul-de-sac. The scope has not yet been approved, but at the very least we have some bollards that need replacing in the central greenbelt area. More info to come on that as the Board confirms its preferred scope of work!

## LOSE SOMETHING?

### CHECK THE LOST & FOUND!

We have a permanent Lost & Found bin located by the showers at the Main Pool. Lost or left behind items are collected by the Clubhouse staff daily and placed in this bin.

Be aware that valuables like phones, wallets, etc. will be stored in the Clubhouse office. Please contact the Clubhouse staff if you have lost something like that to see if it was found or turned in.

Clubhouse phone: 925-825-0250

Clubhouse email: [clubhouse@walnutcountry.com](mailto:clubhouse@walnutcountry.com)

## Board Meeting Summary // September 22<sup>nd</sup>, 2022

The CHOA Board of Directors meet every month on the 4th Thursday. During these meetings, all Association business is conducted. This is where your Board makes just about every decision related to the HOA – the budget, contracts, vendors, projects, rules, policies, etc. Pretty much every action taken by your board happens in these meetings, so it's always recommended that owners attend, so they have a grasp on what's going on in the community.

Of course we understand not everyone can make every meeting. After the meeting is over, the GM puts together the meeting minutes – a record of all decisions made during this meeting. Minutes are not meant to be a “summary” of the meeting, but rather a simple record of all action taken by the Board. Minutes are in draft form until approved by the Board at the following meeting. Once approved, they are signed and made available on the HOA website. This is usually about 30 days after the given meeting. Owners can always request to see a draft copy of the minutes from the General Manager, if you don't want to wait for the finalized version.

For those who didn't attend and don't want to bother with the minutes, here is a brief summary of what happened during last month's Board meeting. Important note: this is in no way an official record of the

meeting – that would be the Minutes. This is simply an informal summary from the GM's perspective.

- We held our Annual Meeting at 6:30pm. Historically, this when ballots would have been counted for the board election. This year's election was by acclamation, so no ballots needed to be counted as the number of volunteers for the board was the same as the number of open seats.
- The Board president provided the membership with a report detailing the projects and policies completed in 2022.
- The regular open meeting started at 7pm and several homeowners were present and provided feedback/suggestions to the Board during the homeowner open forum.
- As required by the IRS, the Board resolved to roll over any excess member income from the current tax year to the next tax year to avoid paying any tax on this income.
- The Board discussed the schedule for the Main Pool going into winter. A resolution was made to leave the Main Pool open year-round so that the bathrooms and gym remain accessible, but to

turn off the pool heaters on November 1st. This way the Association's bathrooms and gym are all available during the normal “pool hours”, but the Association is not paying to heat the pool during times of lowest use.

- The Board discussed the south slope well and the numerous options available. The well is currently not functional; but even when “working”, its yield was far inferior to what we get at the central well, and this particular area has so much iron and minerals that it would require frequent maintenance to ensure it continues to work. No action was taken as the Board would like to see more data related to water savings with the south slope fescue removal before a permanent decision is to be made.
- The Board approved an update to the proposed course for the City of Concord's Thanksgiving 5k run. The course will now go up Rising Dawn, through Black Walnut, cross over the greenbelt, and exit Sweet Shrub Ct.
- The Board discussed replacing the drinking fountain near the tennis courts and main playground. Several options and styles were discussed. Management will be getting bids for the work for the Board to review and approve at a meeting later this year.
- The Board discussed the existing language in the CC&Rs that requires owners to obtain approval in order to rent out their house. They would like to engage the assistance of legal coun-

sel to provide feedback regarding reasonable arguments for potentially denying an owner's request (such as being delinquent on assessments, having an outstanding violation, etc). The Board wants to make sure we are on solid legal footing if denying a request from an owner to rent (or potentially revoking the right should there be continued issues with specific tenants).

- The Board discussed options for memorials and memorial plaques throughout the community. No action was taken at this time; the Board wants to see more options before making a decision.
- The Board discussed the possibility of renovating/upgrading the single restroom in the clubhouse. Currently the restroom only has one toilet. If you host a private event, that is the only toilet available on that floor. The Board would like management to work with some vendors to see what kind of improvement could be made given the space constraints.

As a reminder, all meetings are currently held via Zoom and start at 7pm on the 4th Thursday of every month. All homeowners are welcome and encouraged to attend! Contact the GM if you have any questions about how any of this works.

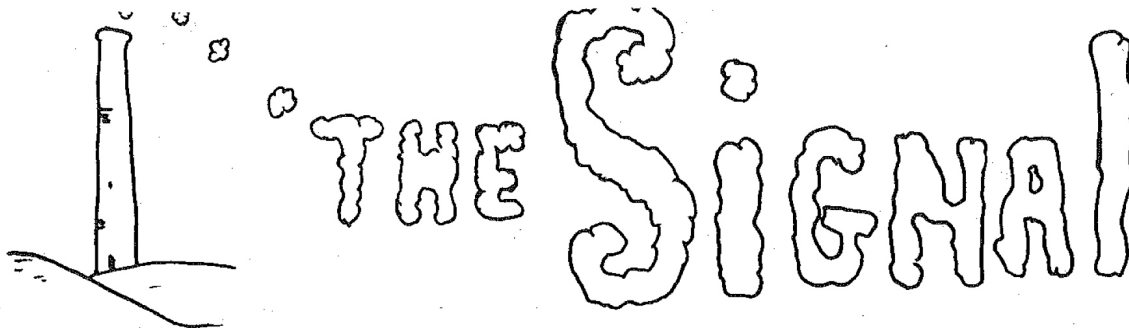
The agendas and notices for all Board meetings are posted outside of the Business Office a minimum of four days before the meeting. We also post the notice on the HOA website, and send out a link via the eSignal email blast.

### IMPORTANT PHONE NUMBERS

Concord Police (24/7 Dispatch)	925-671-3333
Concord Police (Non Emergency)	925-671-3220
CHOA Business Office	925-687-9961
CHOA Clubhouse	925-825-0250
CHOA Security (“Alarm Response”)	415-854-8514
Concord Public Works	925-671-3132
Code Enforcement	925-671-3075
County Animal Control	925-608-8400
CORE Homeless Outreach	211




A look back at the November 1976 Signal cover...



**NOVEMBER 1976**

## 1976-77 Cowell Board of Directors

 Hats off to  
Block Reps!



L to R: John Shelton(Secty) Bill Harrington(VicePres) Dick Smith(Pres) Jeff Lawrence(Dir) and Ken Hansen(Treas).

## Planning for 1977

An organizational meeting of all committee chairmen and chairwomen will be held Wednesday night, Nov. 17th. at the Clubhouse at 7:30pm. The purpose of the meeting is to coordinate the various committee functions and activities that are planned for the 1977 calendar year. If you chairmen want something on next year's calendar, talk to your committees in the meantime and come to the meeting prepared to work with the Rec. Staff and the other committees so that next year will be a smooth, fun one for all of us in Walnut Country. Committee chairpersons- don't forget Wed., the 17th. at 7:30pm.

We all depend on the Block Representatives for our communications network in Walnut Country. The Rec. Staff and the Committee Chairpersons particularly are grateful to them for the valuable assistance they provide. The "Block Reps" contribute in many ways. Most of you probably know they distribute the Signal and the Sapling, as well as helping with the collection of ballots for the associations' annual elections. In addition, the Reps relay recommendations and complaints to the Exec. Committee from homeowners, attend (or delegate a neighbor to attend) monthly meetings of the Exec. Comm. and report to the Manager damages, vandalism or malfunctions of Association property. So... as you can see, your "Reps" play an important role in making Walnut Country a lively, cohesive community. Let's give them our total cooperation and once in a while-a pat on the back!

## VOTE NOV. 2!

NO KIDS DAY on Tuesday, Nov. 2 because of election day. The voting precincts open here at 7 AM and close at 8 PM.