



Walnut Country - The Signal | Volume 2022, Issue 10 | Office Phone: 925-687-9961 | Email: businessoffice@walnutcountry.com

CHOA Fall Festival

Thank you to everyone who came out to celebrate CHOA's Fall Festival - we loved seeing everyone out on the green belt enjoying the live music, food, fall activities and best of all, each other's company. Big thanks to all of the volunteers who made this day possible, from setting up the pumpkin patch and the tricky stage pieces, to twirling cotton candy and

making sure everyone was checked in and felt welcomed - this day and events like these are only possible because of our amazing community coming together and making it happen. Congratulations to our winners for our first Crossings Dog Halloween Costume Contest! You were spectacular!

Mark your calendars for our next event - Winter

Festival - Sunday 12/11 from 3-5pm at the clubhouse. Cocktail hour, crafts, cookies, music and a visit from a very jolly guest everyone is sure to enjoy. Get your ugly sweaters ready. RSVP will begin the week of 11/7.

Check out the last page for more pictures!

Gloria Birch
Activities Committee Chair

Walnut Country THE CROSSINGS

In This Issue...

- | | |
|------------------------|-------|
| • Treasurer's Report | pg. 2 |
| • President's Corner | pg. 3 |
| • Architectural Corner | pg. 3 |
| • GM Update | pg. 4 |

Upcoming Schedule

Board of Directors Meeting

- Thursday, December 1st @ 7pm

Architectural Committee Meeting

- Thursday, November 17th @ 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 for the Zoom info if you are interested in attending!

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 Hours

Wednesday thru Sunday
12pm to 8pm

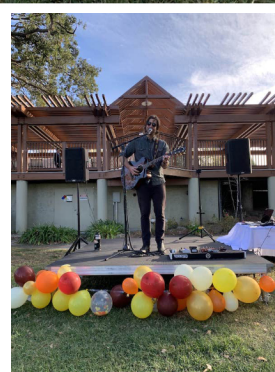
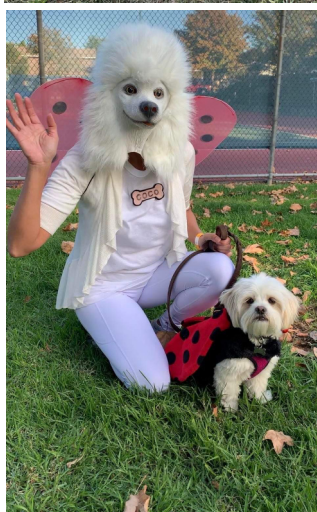
Want to rent the Clubhouse?
Visit this website:
cowellhoa.skedda.com

2022 Pool Hours

Main Pool

Open Daily | 7am to 9:30pm

Main pool will stay open for the winter, but heat will be turned off when weather worsens. Bathrooms and gym will remain open.



Treasurer's Report (Year to Date) Balance Sheet as of September 30th, 2022

Current Assets

Cash - Operating	\$ 212,470
Cash - Reserves	\$ 2,230,817
Receivables	\$ 7,339
Prepaid Expenses	\$ 29,920
TOTAL ASSETS	\$ 2,480,546

Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	\$ 93,158
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Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments	\$ (7,186)
Total Outstanding Fees and Fines	\$ (4,214)
TOTAL OUTSTANDING DELINQUENCIES	\$ (11,399)



A LOOK at the BUDGET

Year-To-Date Budget Report

	YTD Actual	YTD Budget	YTD Variance	Monthly Actual
Total Revenue (Accrued)	\$ 1,048,179	\$ 1,043,331	\$ 4,848	\$ 115,034
Operating Expenses				
Insurance	\$ 48,160	\$ 46,200	\$ (1,960)	\$ 5,833
Taxes & Permits	\$ 2,743	\$ 8,622	\$ 5,879	\$ 257
Legal Fees/CPA	\$ 8,938	\$ 12,562	\$ 3,624	\$ -
Management & Accounting	\$ 168,332	\$ 166,166	\$ (2,166)	\$ 18,934
Office, Admin, & Mailing	\$ 34,517	\$ 26,445	\$ (8,072)	\$ 3,056
Staffing/Payroll	\$ 30,868	\$ 101,028	\$ 70,160	\$ 10,885
Security Patrol & Gates/Fences	\$ 15,857	\$ 16,500	\$ 643	\$ 3,353
Alarm Systems	\$ 5,752	\$ 4,572	\$ (1,180)	\$ 1,220
Landscaping & Irrigation	\$ 144,236	\$ 146,478	\$ 2,242	\$ 14,475
Pest Control	\$ 11,210	\$ 11,250	\$ 40	\$ 1,770
Maintenance & Janitorial	\$ 25,736	\$ 13,875	\$ (11,861)	\$ 4,813
HVAC & Plumbing	\$ 5,251	\$ 5,232	\$ (19)	\$ -
Building Mtnc (Roof/Carpets)	\$ -	\$ 1,947	\$ 1,947	\$ -
Pools, Tennis Courts, & Dog Park	\$ 37,336	\$ 39,867	\$ 2,531	\$ 7,243
Utilities	\$ 182,599	\$ 171,419	\$ (11,180)	\$ 45,366
Bad Debt (For Delinquent Owners)	\$ -	\$ 375	\$ 375	\$ -
Reserve Transfer	\$ 270,809	\$ 270,809	\$ -	\$ 30,090
Total Operating Expense	\$ 992,344	\$ 1,043,347	\$ 51,003	\$ 147,295

President's Corner // November 2022

Hello Walnut Country, I hope that everyone is enjoying the changing of seasons as Fall seems to finally be arriving.

We held our last monthly meeting on October 27th. Below are some of the highlights and additional news for the Association.

Main Pool

The Board and the Business Office have heard from residents that they would like the main pool kept heated longer than November 1st. Based on that input, the Board has decided to keep the main pool heated past November 1st. When the weather gets substantially colder and we see that there is limited use of the main pool, we will turn off the heater for the winter. As a

reminder, the key fob system will be open all year so that people using the playground or tennis courts can access the main pool bathrooms throughout the year.

Central Well

The booster pumps for the central well have recently stopped working. That means that when we water the landscaping in the central greenbelt area, we are using all district water. Management has obtained bids for different options to replace the booster pumps. The Board has asked for more information before deciding which option to proceed with. A decision will be made at the next board meeting. The price for the replacement booster pumps may be over 30,000 dollars.

Activities Committee

The Cowell HOA Activities Committee was restarted recently and the first event was held in October. The Fall Festival was a great success with live music, face painting and pumpkin decorating for kids, a dog Halloween costume contest, as well as food trucks and a cotton candy machine. We would like to thank Gloria Birch who is the committee chair for all her work in organizing the event. If you are interested in helping the Activities Committee, please contact the business office at businessoffice@walnutcountry.com.

Common Area Benches

The Board is working on replacing some of our common area benches. We are look-

ing at some possible new locations for benches as well to enhance the usability of the common area. Please see the specific article about this project in this edition of the Signal. We appreciate any input you may have.

Thanks for reading everyone. As you probably know, due to the Thanksgiving and Christmas holidays, we combine our November and December meeting each year to early December. Our combined meeting this year will be Thursday December 1st. The Board encourages and values homeowner input. We hope to see you there.

Mike Kindorf
CHOA President

Architectural Corner // November 2022

Now that we've had our first rain of the season and the weather is cooling, the leaves are falling from many of our trees. While this won't last that long, keeping our leaves swept up will help keep our neighborhood looking good. Keep in mind that the city helps with this by having its street sweeper come through on the fourth Monday of every month. They do a great job, BUT...it's up to us to keep our cars out of the way!



Speaking of trees, a number of homeowners have palm trees and some of them have not been trimmed for several years. This would be a good time to take a look and if you have one with dead fronds, they need trimming. In addition to being unattractive, dead fronds offer a haven for rats and can pose a danger to passersby when fronds break loose and fall to the ground. Our rules do require homeowners to keep vegetation trimmed to maintain a safe, clean and groomed appearance.

Finally, the Christmas season is rapidly approaching and many will be displaying holiday decorations in our front yards. Please remember that holiday decorations should not be put up more than 30 days before nor left up more than 30 days after the holiday season.

Ken Dixon
Committee Chair

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WANT TO RENT THE CLUBHOUSE?

The CHOA Clubhouse is currently available to rent for a private party on Fridays, Saturdays, and Sundays! Here is a breakdown of costs to rent the Clubhouse:

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

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

General Manager's Update // November 2022

Hey CHOA! Hope you all had a good Halloween, and that you didn't eat too much candy (I'm looking at you parents, not the kids!). I talked to my mom yesterday and she said this year she didn't give out candy on Halloween because she knows for a certainty that she will end up eating most of it before any of the kids show up (and I absolutely inherited that gene...).

And just like that, the season of awesome Halloween music is over, soon to be replaced by an intolerable month of Christmas music. Alright alright, I'm only *mostly* joking. But anybody who's ever worked retail during the holidays can surely feel my pain? At least the cookies and pies make up for it :D

Anywho, here are some updates for things that were happening since the last *Signal*:

- Our central greenbelt concrete replacement project is all wrapped up! As previous readers may be aware, we ran into an issue with electrical, since the contractor who originally installed the lines did it via direct burial, meaning there was no conduit and the concrete was poured right over the lines. A few of the electrical lines were damaged on the first day of demo. We had to get a vendor out to trench alongside the walkways so that new conduit could be installed. That is all finished up, and we will now be working with the landscapers to install some replacement sod.
- You may notice one or two areas of newly poured concrete that have cracked pretty badly. The vendor offers a three-year warranty and we already brought the two cracks over by the main playground to their attention. They confirmed they will come back to redo this, but recommended we hold off for a little while to make sure no other problem areas arise. Note that very small hairline cracks are normal and will not be repaired.
- The Clubhouse will be available for in-person voting on Tuesday, November 8th from 7am to 8pm. There will also be drop boxes available for those dropping off their mail-in ballots.
- We installed new step stools for kids and shorter folks in the Main Pool bathrooms – let us know what you think!
- We are having two replacement picnic tables installed below the main pool deck, in the same location the previous two tables were placed. We removed these for two reasons: 1) they were in pretty bad shape, and 2) they were permanently set into the concrete, meaning if we ever needed to replace or remove them, all the concrete was coming with it. The new tables will simply have a bracket that is drilled into the concrete to keep it there for good, which should make future maintenance or replacement MUCH easier.
- The damaged fence in front of the preschool is still not repaired, as you may have noticed. Unfortunately this is a delay on GEICO's end, the driver's insurance agency. We submitted a bid for approval that we received about a month ago and it is still with the adjuster for review. We are not moving forward with any repairs until we know that 100% of the cost will be covered by insurance, hence the delay. If you see a vendor working on this, it means we got approval and aren't paying anything out of pocket!
- There's a small hole in the main playground shade sail that is scheduled for repair shortly. The vendor will also be adjusting the top of the large play structure so it sits slightly lower and doesn't cause any additional damage to the shade sail.
- We had a vendor on site to adjust the pool tables in the

Clubhouse. They fixed up one of the pockets, leveled the tables, and installed a break dot on each.

We are having some Pickleball paddles and balls delivered to the Clubhouse in early November. This equipment can be checked out by homeowners from the Clubhouse staff, just like ping pong tables or pool cues. If you've never played Pickleball but always wanted to try it, this is a great way to test it out without having to purchase any equipment! See the Clubhouse staff for more details starting around the 9th.

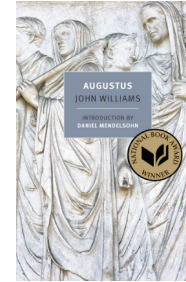
The Clubhouse deck project is fully complete and the decks are back open to all residents. Thanks to everyone for your patience while this project was underway. The new decks look great (and leak a lot less than the previous ones)!

A big shoutout to Gloria and the Activities Committee volunteers and anybody else who helped out with the Fall Festival. It was a big hit and put on entirely by volunteer homeowners in our community! Looking forward to the Winter Festival on 12/11! Be on the lookout for more info shortly

Speaking of events and committees....we are always in need of volunteers! The HOA has several committees that could use some fresh faces. If you are interested in helping out with anything HOA-related, reach out to me at the Business Office! At this moment we are specifically looking for individuals to help with HOA events, both planning and day-of setup/teardown, as well as the Architectural Committee. Don't hesitate to shoot me an email or give me a call if you have any questions or want some more info!

Don't forget – our next regular Board meeting is scheduled for Thursday, December 1st (since the usual 4th Thursday of the month falls on Thanksgiving).

And as always, here's another book recommendation from the GM that one asked for but you're getting anyways...



Augustus

by John Williams

Historical fiction told through letters, diary entries, and dispatches, a lot of people liken it to I, Claudius by Robert Graves. I love history but very much did not enjoy I, Claudius. I know I'm in the minority there but it just didn't seem to have much...life? Augustus, on the other hand, is to me what most people think I, Claudius is. Sometimes it can get a little dull or monotonous, but man did the last quarter of the book make up for any of that. It's definitely not for everybody. For starters, if you don't know much about Augustus or this particular time period, this book will be tough. But if you're a history fan and know a bit about the main players, this is a good one. Not necessarily a page turner, but one of those books I'll be thinking about for many, many years. Everything felt real and right. This is mostly a story about life, told through letters from folks who died more than two thousand years ago, yet it's so easy to connect and relate with them and their struggles. You know those books that you finish and think to yourself, "eh, that was pretty good I guess." Then a couple months or a year later you realize you still think about it all the time, and every time you think about it you realize how good it really was? That's this book for me. Give it a shot. Williams' other two books are classics so I'll be giving those a shot next...

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

Common Area Bench Feedback

The CHOA Board has been discussing the possibility of installing new common area benches throughout the greenbelt, similar to the recently replaced bench under the tree by the lower tennis courts (picture below).

The Board would love homeowner feedback for this project – if you know of a spot you think would be perfect for a new bench (and maybe a couple of trees on either side!), please let us know!

To provide this feedback, please send an email to the General Manager at businessoffice@walnutcountry.com with the subject line “CHOA BENCHES”. You can suggest new bench installation loca-

tions or mention existing benches that might be in need of repair or replacement.

We are grateful of any suggestions you may have, but please try to be as specific as possible when referencing a location. A picture would be super helpful!

Thanks in advance to everyone who participates and helps us out with this – the success of our community is primarily driven by our homeowner volunteers, and that includes our residents who participate in little projects like this, or who just report maintenance concerns to the GM during your regular walks! We are grateful for you all!



Earthquake Brace + Bolt Registration

Earthquake Brace + Bolt (EBB) helps homeowners lessen the potential for damage during an earthquake by offering qualified homeowners a grant for up to \$3,000 toward a building code-compliant earthquake retrofit. EBB is also offering a Supplemental Grant to homeowners with a household annual income of \$72,080 or less as funding permits. An EBB retrofit is specifically for homes with a crawl space beneath the first floor.

EBB Program Registration is Open October

18 Through November 29, 2022.

In a brace + bolt retrofit, the foundation is bolted to the frame of the house, and if there is a crawl space (or cripple wall), it is braced with plywood or OSB sheathing. This helps prevent the house from sliding or toppling off its foundation during an earthquake.

You can learn more by visiting www.earthquakebracebolt.com. Thanks to the homeowners who brought this to our attention!

Walnut Country Preschool News



Walnut Country Preschool

We celebrated our spooky festivities with our annual costume parade and creepy crafts. This is one event we look forward to hosting the parent community for a performance. Integrating our preschool community with the student's family and home is an important part of early childhood education that we strive for. The students like working on songs to share with their family. They might even become part of your family traditions!

We learned a lot about life cycle of a pumpkin and in November we will learn all about apples and giving thanks. You can practice both of these at home. Teaching with apples offers so many ways to explore our

senses and fundamental academics. You can teach basic math principles with counting apples or comparing which apples are bigger or smaller. Explore colors with sorting apples by color or even noticing how some apples have many colors. Identify shapes like the star inside of the apple, or semicircle slices. The students always enjoy the smelling and tasting part of the sensory lesson too! And of course, we can give thanks for the apples and all the ways we experience them. We are thankful for our loved ones we gather with this season and much more. Thank YOU for checking us out and being part of our community.

Concord Turkey Trot 5k Walk/Run

The City of Concord is putting on their annual Turkey Trot, a charity 5k run/walk that will take place the morning of November 24th, 2022 from 7am to 9:30am. A portion of the route will cut through the Association streets and common areas! For more information, or if you are interested in registering, please visit www.concordturkeytrot.com.

During this time, the following streets will be partially or fully closed:

- Turtle Creek Road from Ayers Road to Rising Dawn Lane,
- Rising Dawn Lane to the end of the cul-de-sac;
- Sweet Shrub Court from the cul-de-sac to South Larwin;
- South Larwin from Sweet Shrub to Ayers Road;

- Ayers Road to from N/S Larwin to Turtle Creek

Flaggers and Concord Police officers will be on course at selected locations to assist with local pedestrian and vehicular traffic to maintain limited access to the surrounding homes. Attached is the detour plan that was reviewed and approved by the City of Concord. We are sorry for any inconvenience this may cause and if you should have any questions, please feel free to email John Pamer at jpamer@diablovalleyfcu.org.



HOA Helper: Board Meetings, Board Decisions, and Homeowner Input

Recently, some homeowners have asked the Board about how to feel more connected or better understand what's going on with the HOA and some of the decisions the Board makes. I know we've mentioned it many times before, but the best way to be involved and to understand what your HOA is doing is to attend the monthly Board meetings. Right now they are held via Zoom and you can simply sign in and listen – you don't have to participate in any way, or even turn your camera on!

The bottom line is that roughly 95%+ of all HOA decisions are made in these regular, open meetings. The only things that aren't decided in open meetings are items like lawsuits, disciplinary hearings, HOA employees, or third-party contracts (all of this mostly due to concerns of privacy or defamation).

If you attend the meetings, you'll see that the Board is presented multiple items or topics or issues where a decision needs to or can be made. All of these topics are posted on the meeting agenda usually about a week or so prior to the meeting. This is required by law, and allows homeowners to see what the Board will be discussing and help them decide if they would like to attend. The Board cannot talk about an item unless it is listed on this agenda ahead of time.

Those who attend will see the Board review the information available for each

topic and have a round table discussion about options and their potential impacts. Sometimes they will take a vote to decide what to do next. Sometimes they will request more information. And sometimes no decision is made and the topic is tabled for further consideration.

After the meeting, the GM puts together the minutes for that meeting, which are approved by the Board at the next regularly scheduled meeting. Once approved, the minutes are posted on the HOA's website at www.walnutcountry.com. Any homeowner can also request a copy directly from the General Manager by sending in an email to the Business Office.

We have also started including a "Board Meeting Summary" in these Signals to give homeowners a quick synopsis of what the Board talked about and what decisions were made. Please note that this summary is not a substitute for attending a meeting and understanding the reasons that a particular decision may have been made, or the context behind that decision. We understand that not everyone can make these meetings, but it is the best way for you to truly know what is going on with your HOA, and the main mechanism with which the State of California has put in place to allow HOAs to be governed.

As you likely know, homeowners do not vote on specific HOA decisions unless required by law. If you as a homeowner have an opin-

ion on a particular topic or item, you can attend any Board meeting and mention it to the Board directly during the Homeowner Open Forum at the beginning of each meeting. At this time you can provide feedback to the Board about an item they will be discussing on the agenda, or any other item within reason. The Board will take your comment into consideration when discussing that particular item, or let the GM know if they think the suggestion warrants discussion at a future meeting.

But as a gentle reminder, there are 1,062 homes here and more than 3,000 residents living in the Crossings. Your voice is one of many, and there will no doubt be decisions made by the Board that you disagree with. That is fine – and healthy! But we advise that residents try to refrain from falling into the trap of assuming that, by providing feedback to the Board at a meeting before they vote on an item, that is how they will then vote (or thinking that the Board doesn't listen because they did not vote the way you wanted). It can certainly be a frustrating experience, but with so many owners here and so many potential projects and options, there will never be a decision where 100% of all homeowners are in agreement and happy.

If you are unable to attend a meeting, you are always welcome to send an email to the General Manager and request that it be

forwarded to the entire Board, but you will not receive a response from any individual Board member. This is because individual Board members typically do not have the authority to make promises as individuals unless that authority was specifically delegated to them. Additionally, a response from a single Board member can easily be misinterpreted as them "speaking on behalf of the Board," which is something the Board should avoid, since legally most decisions are made during the open Board meetings. To keep things simple and straightforward, emails should be sent to the General Manager, who will ensure that they are seen by the Board. If the Board wants to take action as a result of that email, it will be discussed at a future Board meeting (unless it is administrative in nature and it's something the GM can handle independently).

While some of this may seem cumbersome, this is the way the state of California requires HOAs to be run. We at CHOA are lucky because we also have helpful resources like the Signal and eSignal to communicate with members, as well as our great HOA website at www.walnutcountry.com. We will continue to do our best to keep everyone as updated as possible, but there is just no way to reasonably break down all the info and context from a full Board meeting into a Signal article or an email blast through the eSignal.

Main Pool Heating Schedule Update

Just a quick update on the Main Pool schedule now that we are entering the winter months...

In case you weren't aware, at the September meeting, the Board resolved to keep the main pool open through the winter but planned on turning off the heaters in November. This

means the pool bathrooms and the Clubhouse gym will be accessible year-round, and the pool will still be open, just not heated in the winter.

At the meeting on 10/27, the Board agreed to continue heating the Main Pool until the weather gets bad and we see regular pool use drop

close to zero. The GM will work with the Board president to determine a date to shut the heaters off, and all CHOA residents will be notified via eSignal (as well as a post on the HOA website) in advance.

Looking at historical weather and usage, it's reasonable to assume that this

will happen in mid-November or early December – but we will give everybody a specific date once a decision has been made! For now, and if the weather permits, get some more laps in while the water is warm!

If you have feedback for the Board, please mention it at the next meeting!

Board Meeting Summary // October 27th, 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.

- The Board discussed three accounts that were more than 6 months delinquent and resolved to send those accounts to collections should the balance not be paid in full by December 1st.
- The Board appointed officer positions for the 2022-2023 board term now that the election has completed. Mike Kindorf was appointed President, Ken Dixon was appointed Vice-President, Brian Beckon was appointed Secretary, and Edward Baluta was appointed Treasurer.
- The Board discussed the main pool heating schedule. You likely saw from a recent eSignal that the Board is keeping the pool open this winter but will be turning the heaters off in the fall/winter. At this meeting, the Board resolved to continue heating the pool into winter and delegated authority for turning the heat off to the General Manager, who will keep an eye on weather and usage patterns.

- The Board adjusted the rates for advertising in the Signal now that we have resumed paper distribution of every edition.
- The Board discussed the Activities Committee budget for 2023 and approved a budget of \$20,000 for CHOA-sponsored events in 2023.
- The Board reviewed a report from our pump and well vendor about our central water tank booster pumps, both of which recently failed. The vendor had two recommendations for replacements – a like-for-like option, and an upgrade that they believed to be better suited for our particular use case. The Board would like the vendor to attend the next meeting to discuss with them directly, and also wants the GM to obtain a second opinion from other pump vendors in the area.
- The Board discussed common area light fixtures. A few months ago, the Board approved a bid to replace 12 failing light poles in the common area. Now they are reviewing options for a “standard” light fixture that can be used on all future light pole replacements.

(since right now we have a mish-mash of about 4 different fixture types throughout the common areas). The Board liked two options presented and asked for a bid from the vendor for each.

- The Board talked about our common area benches and would like the GM to get pricing to install one additional bench somewhere in the central greenbelt (to be decided by the board at a future meeting). The Board also asked for homeowner feedback about ideal locations for the installation of a new bench – that's on a previous page in this edition you're reading now

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
Common Interest Management	925-743-3080
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

Trash Can Reminder

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

like the garage or side-yard. Thank you to everyone for helping in keeping the HOA looking great!



Step 'N Wash Installed at Main Pool Bathrooms

A few of our pragmatic CHOA residents recently reached out or mentioned during a Board meeting asking if the HOA could purchase or install some sort of small step stool for small kiddos who need to wash their hands in the pool bathrooms.

This was an awesome suggestion and we quickly found a reasonable solution – the Step 'N Wash! This is a permanent, self-retracting step that enables children and short-statured people to safely reach the sink and soap dispensers to wash hands properly. This also helps prevent parents from having to lift up your kids, or to not worry about the front

of your kids' shirts getting wet/dirty from the counter top!

We installed one of these permanent steps in each bathroom at the main pool a few weeks back, and plan to install more in the side pool restrooms when those re-open next year.

We sincerely hope these are helpful and would love your feedback after using them. And thanks again to the residents here who brought this to our attention. Just goes to show the power of owners reaching out to the HOA and Board meetings to provide feedback and suggestions for how to make our community better!



More Fall Festival Pictures!



...thanks to all who attended and volunteered!

NANCY'S NEWS

CROSSINGS COMMUNITY

November, 2022

Issue 162

NANCY BENNETT



RESULTS

This is a follow-up on my recent article entitled ***"The 3 P's To Selling Your Home In Any Market"***

The content of that article focused on how to be successful in selling a home in a today's market while mortgage interest rates are jumping up and home prices are falling.

My suggestions for potential home sellers would be...

"In selling your house in any market, it's important to prepare, position and price it correctly in order to maximize your home sale. Regardless of whether home values are up or down!"

After I posted this article, we listed 4477 Hock Maple Ct in the Crossings for sale.

Using all the techniques that I had mentioned... preparing, positioning and pricing this home correctly, we had over 50 visitors to the open houses and another 15 showings during the week.

That is very good and unusual at this point in the market.

The seller received multiple offers in one week and was able to choose one and have a backup offer as well. The goal is to negotiate the highest AND best offer (with respect to financing, terms and of course price).

There are plenty of folks that are considering selling, while working out the timing of their move, the investment in updates or repairs and how much they may want or need in order to get to where they want to go.

I strongly suggest that you interview a few agents, make a list of questions, find out each realtors strategy and have them support it with true market insight and numbers. You'll know who will be the right agent to work with to meet your goals in this market!

I want all home sellers and realtors to be successful right now!!!

And I'm happy to share my experience and success with y'all in the hopes that you too employ the right agent and strategy if you are considering selling your home in today's crazy market!

Until next time...Nancy

COMING SOON!

Sold:

- 5305 Forte Lane Concord

Pending:

- 4477 Hock Maple Ct Crossings - pending in 7 days

Available and Coming Soon

- 3927 Beechwood Dr. Concord—3 bed, 1.5 bath
- 3 bed, 2 bath, under 1,400 sq ft—Crossings (quick sale needed—with or without tenants)
- Turtle Creek—3 bed, 2 bath single story

Our team has helped over 600 families buy or sell homes ! Even in today's market, we have a unique strategy to get your home sold.

Are you the next family that we can help too?

NANCY E. BENNETT, REALTOR

Keller Williams Realty—East Bay

#5 Team in the U.S & Canada, Keller Williams Realty Int'l

#1 Agent In Concord, 2014—onward

Top Selling Crossings Agent since 2006

Five-Star Professional Customer Svc Award 2013—2022

Founder and CEO, The Bennett Team

Agent Leadership Council, Faculty Member and Mentor

Phone 925.606.8400 and Nancy@BennettBetter.com

CalBRE #01399870

Crossings 2022 Real Estate Market Update (May to Current)

Status	Days	Address	List Price	Sold Price	SqFt	Beds	Baths	Sale \$/Sqf	Closing Date
Active	174	4423 Weeping Spruce Ct	\$999,000		2130	4	2.5		
Active	131	4412 Sugarland Ct	\$899,999		2053	4	2.5		
Active	89	4314 N Larwin Ave.	\$1,050,000		2130	4	3		
Active	79	4497 Stone Canyon Ct	\$850,000		1367	3	2		
Active	70	4409 Shellbark Court	\$1,398,000		2560	5	3		
PEND	29	4483 Deerberry Ct	\$1,030,000		1991	4	2.5		11/12/2022
PEND	7	4421 Marsh Elder Ct	\$949,000		1641	3	2		
PEND	7	4477 Hock Maple Ct.	\$925,000		2272	4	2.5		11/28/2022
Sold	13	4417 Corkwood Court	\$835,000	\$835,000	1917	4	2	\$435	9/13/2022
Sold	12	4650 N Larwin Ave	\$1,188,000	\$1,200,000	1917	4	2	\$626	6/22/2022
Sold	7	4495 Oakbrook Ct	\$1,175,000	\$1,175,000	2053	4	2.5	\$572	6/8/2022
Sold	8	4401 Willow Glen Ct	\$988,888	\$1,075,000	1365	3	2	\$788	6/3/2022
Sold	5	4483 Barberry Ct.	\$1,180,000	\$1,242,000	1805	4	2	\$688	6/6/2022
Sold	8	1310 Rising Dawn Ln	\$1,165,000	\$1,289,000	2129	4	2.5	\$605	6/14/2022
Sold	11	4484 Stone Canyon Court	\$899,950	\$825,000	1367	3	2	\$604	6/17/2022
Sold	35	4407 Smoke Tree Ct.	\$1,145,000	\$1,090,000	2026	4	3	\$538	8/1/2022
Sold	8	4408 Sweetbriar	\$975,000	\$1,180,000	1641	3	2	\$719	7/6/2022
Sold	26	4421 Marsh Elder Ct.	\$800,000	\$801,000	1641	3	2	\$488	7/22/2022
Sold	43	4498 Deerberry Ct	\$899,000	\$899,000	1364	3	2	\$659	9/8/2022
Sold	33	4410 Indigo Ct	\$998,000	\$975,000	1755	4	2	\$556	10/19/2022
Sold	22	4413 Catalpa Ct	\$1,025,000	\$975,000	2053	4	2.5	\$475	10/14/2022
Sold	4	4308 N Larwin Ave	\$1,175,000	\$1,202,000	2886	5	2.5	\$416	9/21/2022

What's Your Next Step for Selling Your Home?

If you're thinking of selling in the next 2 weeks, 2 months or 2 years, now would be a good time to learn what you may need to do to maximize your home sale.

Call for a 30 minute consultation and overview on our market, today's buyer needs and how to reach your financial and family goals. I love to sit and educate clients, provide insight and leave you with some of your options, for your family to consider.

Thank you—Nancy Bennett, Realtor @ Keller Williams Realty—East Bay DRE # 03199870

925-606-8400 Nancy@BennettBetter.com